

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO**  
2 **ESTABLISH THE HYDE PARK LOCAL HISTORIC DISTRICT FOR THE**  
3 **PROPERTY LOCALLY KNOWN AS THE PROPERTIES GENERALLY**  
4 **BOUNDED BY WEST 45<sup>TH</sup> ON THE NORTH, WEST 38<sup>TH</sup> STREET ON THE**  
5 **SOUTH, AVENUE A ON THE WEST AND DUVAL STREET ON THE EAST IN**  
6 **THE IN THE HYDE PARK NEIGHBORHOOD CONSERVATION AREA.**

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 add a historic area (HD) combining district to each base zoning district within the property  
12 (the "Property") described in Zoning Case No. C14H-2010-0019, on file at the Planning  
13 and Development Review Department, as follows:  
14

15 All lots fronting on Avenue A from 40<sup>th</sup> Street to 43<sup>rd</sup> Street;

16 All lots fronting on Avenue B from 39<sup>th</sup> Street to 45<sup>th</sup> Street;

17 All lots fronting on Avenue C from 39<sup>th</sup> Street to 45<sup>th</sup> Street;

18 All lots fronting on Avenue D from 39<sup>th</sup> Street to 45<sup>th</sup> Street;

19 All lots fronting on Speedway from 38<sup>th</sup> Street to 45<sup>th</sup> Street with the exception of  
20 those lots on the west side of Speedway from 38 ½ Street to 40<sup>th</sup> Street and those lots  
21 on the east side of Speedway from 39<sup>th</sup> Street to 40<sup>th</sup> Street;

22 All lots fronting on Avenue F from 38<sup>th</sup> Street to 45<sup>th</sup> Street with the exception of  
23 those lots on the west side of Avenue F from 39<sup>th</sup> Street to 40<sup>th</sup> Street;

24 All lots fronting on Avenue G from 38<sup>th</sup> Street to 45<sup>th</sup> Street;

25 All lots fronting on Avenue H from 38<sup>th</sup> Street to 45<sup>th</sup> Street with the exception of  
26 those lots on the east side of Avenue H from 39<sup>th</sup> Street to 40<sup>th</sup> Street;

27 All lots fronting on the west side of Duval Street from 38<sup>th</sup> Street to 45<sup>th</sup> Street with  
28 the exception of those lots on the west side of Duval Street from 39<sup>th</sup> Street to 40<sup>th</sup>  
29 Street;

30 All lots fronting the north side of 38<sup>th</sup> Street from Speedway to Duval Street;

31 All lots fronting the south side of 39<sup>th</sup> Street from the intersection of Avenue C to the  
32 north-south alley between Avenue C and Avenue D;

33 All lots fronting on the south side of 39<sup>th</sup> Street between Speedway and Avenue F;

34 All lots fronting on 39<sup>th</sup> Street from Avenue F to Avenue H;

35 All lots fronting on the south side of 39<sup>th</sup> Street between Avenue H and Duval Street;  
36

902131-20

1 All lots fronting on 40<sup>th</sup> Street from the north-south alley between Guadalupe Street  
2 and Avenue A to the north-south alley running between Avenue D and Speedway;  
3 All lots fronting on the north side of 40<sup>th</sup> Street from the north-south alley between  
4 Avenue D and Avenue F;  
5 All lots fronting on 40<sup>th</sup> Street from Avenue F to Duval Street, with the exception of  
6 the lots on the south side of 40<sup>th</sup> Street between Avenue H and Duval Street;  
7 All lots fronting on 41<sup>st</sup> Street between the north-south alley between Guadalupe  
8 Street and Avenue A and the west side of Duval Street;  
9 All lots fronting on 42<sup>nd</sup> Street between the north-south alley between Guadalupe  
10 Street and Avenue A and the west side of Duval Street;  
11 All lots fronting on 43<sup>rd</sup> Street between the north-south alley between Guadalupe  
12 Street and Avenue A and the west side of Duval Street with the exception of the lots  
13 fronting on the north side of 43<sup>rd</sup> Street between the north-south alley between  
14 Guadalupe Street and Avenue A and the north-south alley between Avenue A and  
15 Avenue B;  
16 All lots fronting on 44<sup>th</sup> Street between the north-south alley between Avenue A and  
17 Avenue B and the west side of Duval Street; and  
18 All lots fronting the south side of 45<sup>th</sup> Street between the north-south alley between  
19 Avenue A and Avenue B and the west side of Duval Street.  
20

21 generally known as the Hyde Park Local Historic District, in the City of Austin, Travis  
22 County, Texas, and identified in the map attached as Exhibit "A".  
23

24 **PART 2.** The properties within Hyde Park Local Historic District are more particularly  
25 described and identified as to their contributing (C) and noncontributing (NC) status in the  
26 chart attached as Exhibit "B".  
27

28 **PART 3.** Except as specifically provided in Part 4 and Part 5 of this ordinance, the  
29 Property may be developed and used in accordance with the regulations established for the  
30 respective base districts, and other applicable requirements of the City Code.  
31

32 **PART 4.** The Property identified as the Hyde Park Local Historic District must comply  
33 with the Preservation Plan and Design Standards as set forth in Exhibit "C" attached and  
34 incorporated to this ordinance.  
35

36 **PART 5.** The Property is subject to Ordinance No. 020131-20 that established the Hyde  
37 Park neighborhood conservation combining district.  
38  
39  
40

1 **PART 6.** This ordinance takes effect on \_\_\_\_\_, 2010.  
2  
3




4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2010 § \_\_\_\_\_  
9 **Lee Leffingwell**  
10 **Mayor**  
11

12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 **Karen M. Kennard** **Shirley A. Gentry**  
15 **Acting City Attorney** **City Clerk**

# LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## HISTORIC ZONING

ZONING CASE#: C14H-2010-0018  
 ADDRESS: GENERALLY 38TH ST TO 45TH ST &  
 AVENUE A TO DUVAL ST  
 GRID: J25  
 MANAGER: STEVE SADOWSKY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Address	Legal Description	Contributing
104 E.	38th S 61.92 FT OF LOT 5 SHADOW LAWN	Yes
106 E.	38th LOT 8 * & W 8 FT OF LOT 7 * LESS S 15 FT OLT 78 DIV D OAKLAND SQUARE	Yes
204 E.	38th S 65 FT LOT 19 SHADOW LAWN	Yes
207 E.	39th LOT 24A * RESUB LOT 24 SHADOW LAWN	No
200 W.	39th E 70.62 FT OF LOT 18-21 BLK 10 HYDE PARK ADDN NO 2	Yes
202 W.	39th W54.38 FT LOT 18-21 BLK 10 HYDE PARK ADDN NO 2	Yes
207 W.	39th LOT 15-17 BLK 13 HYDE PARK ADDN NO 2	Yes
209 W.	39th LOT 11-14 BLK 13 HYDE PARK ADDN NO 2	Yes
308 W.	39th LOT 16A HYDE PARK ADDN NO 2 AMENDED PLAT OF LOTS 15, 16 & 17 BLK 9	No
312 W.	39th LOT 15A HYDE PARK ADDN NO 2 AMENDED PLAT OF LOTS 15, 16 & 17 BLK 9	No
200 E.	40th LOT 13-16 BLK 31 HYDE PARK ADDN NO 1	No
205 E.	40th E 29.5X66 FT LOT 11 * & S 8.5X66 FT & 10X38 LOT 27 SHADOW LAWN	No
306 E.	40th LOT 14-16 BLK 30 HYDE PARK ADDN	No
404 E.	40th LOT 14-16 BLK 29 HYDE PARK ADDN	Yes
200 W.	40th LOT 13-16 BLK 31 HYDE PARK ADDN NO 1	Yes
406 W.	40th W50.5 FT OF LOT 17-21 * & CEN 12.46 FT OF LOT 17-18 HYDE PARK ADDN NO 2	Yes
408 and 408 1/2		
W.	40th LOT 13-16 BLK 7 HYDE PARK ADDN NO 2	Yes
203 E.	41st LOT 1-2 * & N 16 FT LOT 3 BLK 31 HYDE PARK ADDN NO 1	Yes
302 E.	41st LOT 14-16 BLK 27 HYDE PARK ADDN NO 1	No
108 W.	41st E 50 FT OF LOT 13-16 BLK 24 HYDE PARK ADDN NO 1	No
112 W.	41st W 70 FT LOT 13-16 BLK 24 HYDE PARK ADDN NO 1	Yes
213 W.	41st LOT 1-5 BLK 5 HYDE PARK ADDN NO 2	Yes
304 W.	41st E 40 FT OF LOT 13-16 BLK 17 HYDE	Yes
306 W.	41st CEN 50 FT OF LOT 13-16 BLK 17 HYDE PARK ADDN NO 2	Yes
308 W.	41st W 40 FT OF LOT 13-16 BLK 17 HYDE PARK ADDN NO 2	Yes
311 W.	41st E65 FT LOT 1-4 BLK 6 HYDE PARK ADDN NO 2	Yes
313 W.	41st W 65 FT LOT 1-4 BLK 6 HYDE PARK ADDN NO 2	No
404 W.	41st LOT 17-18 BLK 4 HYDE PARK ADDN NO 2	Yes
405 W.	41st E50 FT LOT 1-2 BLK 7 HYDE PARK ADDN NO 2	Yes
501 W.	41st E44.33 FT LOT 30-32 BLK 8 HYDE PARK ADDN NO 2	Yes
503 W.	41st W 80.27 FT OF LOT 30-32 BLK 8 HYDE PARK ADDN NO 2	Yes
511 W.	41st W 80.27 FT OF LOT 30-32 BLK 8 HYDE PARK ADDN NO 2	Yes
105 E.	42nd LOT 1&2 BLK 25 HYDE PARK ADDN NO 1	Yes
303 E.	42nd LOT 1-4 BLK 27 HYDE PARK ADDN NO 1	No
304 E.	42nd LOT 15 & 16 BLK 20 HYDE PARK ADDN NO 1	Yes

408 1/2 E.	42nd LOT 14-16 BLK 19 HYDE PARK ADDN NO 1	Yes
205 W.	42nd LOT 30-32 BLK 18 HYDE PARK ADDN NO 2	Yes
304 W.	42nd LOT 17-18 BLK 16 HYDE PARK ADDN NO 2	Yes
305 W.	42nd W 46FT OF LOT 30-32 BLK 17 HYDE PARK ADDN NO 2	Yes
306 W.	42nd E 47.3FT OF LOT 14-16 BLK 16 HYDE PARK ADDN NO 2	No
312 W.	42nd W 83 FT OF LOT 14-16 BLK 16 HYDE PARK ADDN NO 2	Yes
312 1/2 W.	42nd W 83 FT OF LOT 14-16 BLK 16 HYDE PARK ADDN NO 2	No
312 W.	42nd W 83FT OF LOT 14-16 BLK 16 HYDE PARK ADDN NO 2	Yes
405 W.	42nd LOT 1-2 BLK 4 HYDE PARK ADDN NO 2	Yes
205 E.	43rd W 60FT LOT 29-32 BLK 21 HYDE PARK ADDN NO 1	No
200 E.	43rd W 75FT LOT 12-16 BLK 16 HYDE PARK ADDN NO 1	Yes
204 E.	43rd E 50FT LOT 12-16 BLK 16 HYDE PARK ADDN NO 1	Yes
206 E.	43rd W 38.3 FT LOT 17-19 BLK 16 HYDE PARK ADDN NO 1	No
310 E.	43rd W 56.32 FT OF LOT 17-20 BLK 17 HYDE PARK ADDN NO 1	Yes
312 E.	43rd E 68.6FT LOT 17-20 BLK 17 HYDE PARK ADDN NO 1	No
304 A&B E.	43rd E 65FT OF LOT 12-16 BLK 17 HYDE PARK ADDN NO 1	Yes
408 A, B, and C E.	LOT 13-16 *8 PART OF LOT 11&12 BLK 18 *8 VAC ALLEY HYDE PARK ADDN NO 1 ABS 310 SUR 10	No
108 W.	43rd *100 X 127 FT GRAY T	No
204 W.	43rd E 35FT OF LOT 12-16 BLK 14 HYDE PARK ADDN NO 1	Yes
212 W.	43rd LOT 13-16 BLK 13 HYDE PARK ADDN NO 1	Yes
302 W.	43rd LOT 13-16 BLK 13 HYDE PARK ADDN NO 1	Yes
307 W.	43rd LOT 17-18 BLK 12 HYDE PARK ADDN NO 1	No
310 W.	43rd E 65FT OF LOT 1-3 BLK 16 HYDE PARK ADDN NO 2	No
311 W.	43rd LOT 5-16 BLK 12 HYDE PARK ADDN NO 1	Yes
404 W.	43rd W 65FT OF LOT 1-3 BLK 16 HYDE PARK ADDN NO 2	Yes
405 W.	43rd W 50 FT OF LOT 17-19 BLK 11 HYDE PARK ADDN NO 1	Yes
407 W.	43rd W 50FT OF LOT 30-32 BLK 1 HYDE PARK ADDN NO 2	Yes
505 W.	43rd LOT 1-2 BLK HYDE PARK ADDN NO 2	Yes
207 E.	43rd W 50FT OF LOT 31-32 BLK 2 HYDE PARK ADDN NO 2	Yes
304 E.	44th LOT 30-32 BLK 16 HYDE PARK ADDN NO 1	No
300 block E.	44th ALL OF BLK 2 HYDE PARK ADDN NO 1	Yes
202 W.	44th LOT 1-3 BLK 17 HYDE PARK ADDN NO 1	No
203 W.	44th W 43FT OF LOT 17-20 BLK 6 HYDE PARK ADDN NO 1	Yes
302 W.	44th W 56.5FT OF LOT 31-32 *8 W 56.5 OF N12.5 LOT 30 BLK 13 HYDE PARK ADDN NO 1	No
305 W.	44th LOT 1 MCHONE-HAMM SUBD NO 1	No
	44th LOT 31-32 BLK 12 HYDE PARK ADDN NO 1	Yes

306 W.	44th	UNT A BLD 1 306 WEST FORTY FOURTH STREET CONDOMINIUMS PLUS 50% INT IN COM AREA	Yes
402 W.	44th	LEGAL W 67.75 FT OF LOT 17-21 BLK 8 HYDE PARK ADDN NO 1	No
306B W.	44th	UNT A BLD 2 306 WEST FORTY FOURTH STREET CONDOMINIUMS PLUS 50% INT IN COM AREA	Yes
305 E.	45th	ALL OF BLK 2 HYDE PARK ADDN NO 1	Yes
407 E.	45th	UNT 216 SPANISH OAKS CONDOMINIUMS AMENDED PLUS 3.125 % INT IN COM AREA (for each)	No
411 E.	45th	LOT 6 BLK 1 MOORE ALBERT R SUBD	Yes
100 block E.	45th	Bridge	Yes
105 W.	45th	LOT 1 & 2 BLK 5 HYDE PARK ADDN NO 1	Yes
207 and 207 1/2 W.	45th	E 44.5FT OF LOT 1-3 * & E 44.5FT OF N5 LOT 4 BLK 6 HYDE PARK ADDN NO 1	Yes
305 W.	45th	W 39.5FT OF LOT 31-32 BLK 7 HYDE PARK ADDN NO 1	Yes
307 W.	45th	E 43FT OF LOT 1-4 BLK 7 HYDE PARK ADDN NO 1	Yes
4000 Avenue	A	LOT 17-21 BLK 8 HYDE PARK ADDN NO 2	No
4003 Avenue	A	LOT 11-12 BLK 7 HYDE PARK ADDN NO 2	Yes
4004 Avenue	A	LOT 22-23 BLK 8 HYDE PARK ADDN NO 2	Yes
4005 Avenue	A	LOT 9-10 BLK 7 HYDE PARK ADDN NO 2	Yes
4006 Avenue	A	LOT 24-25 BLK 8 HYDE PARK ADDN NO 2	Yes
4007 Avenue	A	LOT 7-8 BLK 7 HYDE PARK ADDN NO 2	Yes
4008 Avenue	A	LOT 26-27 BLK 8 HYDE PARK ADDN NO 2	No
4009 Avenue	A	LOT 5-6 BLK 7 HYDE PARK ADDN NO 2	No
4010 Avenue	A	LOT 28-29 BLK 8 HYDE PARK ADDN NO 2	Yes
4011 Avenue	A	LOT 3-4 BLK 7 HYDE PARK ADDN NO 2	No
4013 Avenue	A	W70FT LOT 1-2 BLK 7 HYDE PARK ADDN NO 2	Yes
4100 Avenue	A	LOT 17-19 BLK 3 HYDE PARK ADDN NO 2	No
4101 Avenue	A	LOT B BLK 4 HYDE PARK ADDN NO 2 RESUB OF LOTS 14,15&16	No
4102 Avenue	A	LOT 20 * & S 12.5FT OF LOT 21 BLK 3 HYDE PARK ADDN NO 2	No
4103 Avenue	A	LOT A BLK 4 HYDE PARK ADDN NO 2 RESUB OF LOTS 14,15&16	Yes
4104 Avenue	A	LOT 22 * & N 12.5 FT OF LOT 21 BLK 3 HYDE PARK ADDN NO 2	Yes
4105 Avenue	A	LOT 13 * & S 12.5 FT OF LOT 12 BLK 4 HYDE PARK ADDN NO 2	Yes
4106 Avenue	A	LOT 23-24 BLK 3 HYDE PARK ADDN NO 2	No
4107 Avenue	A	LOT 11 * & N 12.5 FT OF LOT 12 BLK 4 HYDE PARK ADDN NO 2	Yes
4109 Avenue	A	LOT 8-10 BLK 4 HYDE PARK ADDN NO 2	Yes
4110 Avenue	A	LOT 27-28 BLK 3 HYDE PARK ADDN NO 2	Yes
4111 Avenue	A	LOT 5-8 BLK 4 HYDE PARK ADDN NO 2	No

4112 Avenue	A	LOT 29-30 BLK 3 HYDE PARK ADDN NO 2	Yes
4114 Avenue	A	LOT 31-32 BLK 3 HYDE PARK ADDN NO 2	Yes
4115 Avenue	A	LOT 3-4 BLK 4 HYDE PARK ADDN NO 2	Yes
4117 Avenue	A	LOT 1-2 BLK 4 HYDE PARK ADDN NO 2	Yes
4200 Avenue	A	LOT 17-22 BLK 2 HYDE PARK ADDN NO 2	No
4201 Avenue	A	LOT 14-16 BLK 1 HYDE PARK ADDN NO 2	No
4203 Avenue	A	LOT 13 * & S 10FT OF LOT 12 BLK 1 HYDE PARK ADDN NO 2	No
4205 Avenue	A	LOT 11 * & N 15 FT OF LOT 12 BLK 1 HYDE PARK ADDN NO 2	No
4207 Avenue	A	LOT 9-10 BLK 1 HYDE PARK ADDN NO 2	Yes
4209 Avenue	A	LOT 7-8 BLK 1 HYDE PARK ADDN NO 2	Yes
4210 Avenue	A	LOT 27-28 BLK 2 HYDE PARK ADDN NO 2	Yes
4211 Avenue	A	LOT 5-6 BLK 1 HYDE PARK ADDN NO 2	No
4212 Avenue	A	LOT 29-30 BLK 2 HYDE PARK ADDN NO 2	No
4213 Avenue	A	LOT 3-4 BLK 1 HYDE PARK ADDN NO 2	Yes
4214 Avenue	A	E 7.5 FT OF LOT 31-32 BLK 2 HYDE PARK ADDN NO 2	Yes
4215 Avenue	A	LOT 1-2 BLK 1 HYDE PARK ADDN NO 2	Yes
4108 A&B Avenue	A	LOT 25-26 BLK 3 HYDE PARK ADDN NO 2	Yes
4206 -			
4208 Avenue	A	LOT A FIESTA APTS NO 2	No
3903 Avenue	B	LOT 13-14 BLK 9 HYDE PARK ADDN NO 2	Yes
3905 Avenue	B	LOT 11-12 BLK 9 HYDE PARK ADDN NO 2	Yes
3907 Avenue	B	LOT 9-10 BLK 9 HYDE PARK ADDN NO 2	Yes
3908 Avenue	B	447X425FT OLT 78 HYDE PARK ADDN PEVLION TRACT	Yes
3909 Avenue	B	LOT 7-8 BLK 9 HYDE PARK ADDN NO 2	Yes
3911 Avenue	B	LOT 1-6 BLK 9 HYDE PARK ADDN NO 2	Yes
3913 Avenue	B	LOT 1-6 BLK 9 HYDE PARK ADDN NO 2	Yes
4000 Avenue	B	E 67.5 FT LOT 17 * & E 67.5 FT OF S21 FT LOT 18 BLK 7 HYDE PARK ADDN NO 2	No
4001 Avenue	B	LOT 15-16 BLK 6 HYDE PARK ADDN NO 2	Yes
4002 Avenue	B	E 79.5 FT LOT 19-21 * & N 4 FT OF E 79.5 LOT 18 BLK 7 HYDE PARK ADDN NO 2	No
4002 1/2 Avenue	B	E 79.5 FT LOT 19-21 * & N 4 FT OF E 79.5 LOT 18 BLK 7 HYDE PARK ADDN NO 2	Yes
4003 Avenue	B	S12.5 FT LOT 12,13-14 BLK 6 HYDE PARK ADDN NO 2	No
4004 Avenue	B	LOT 22-23 BLK 7 HYDE PARK ADDN NO 2	Yes
4005 Avenue	B	LOT 10-11 * & N 12.5 FT OF LOT 12 BLK 6 HYDE PARK ADDN NO 2	Yes
4006 Avenue	B	LOT 26 * & S12.5 FT LOT 27 BLK 7 HYDE PARK ADDN NO 2	Yes
4006 Avenue	B	LOT 24-25 BLK 7 HYDE PARK ADDN NO 2	Yes
4007 Avenue	B	LOT 7-9 BLK 6 HYDE PARK ADDN NO 2	Yes
4009 Avenue	B	LOT 5-6 BLK 6 HYDE PARK ADDN NO 2	Yes



4010 Avenue	B	LOT 28-30 * & N 12.5FT LOT 27 BLK 7 HYDE PARK ADDN NO 2	Yes
4012 Avenue	B	LOT 31-32 BLK 7 HYDE PARK ADDN NO 2	Yes
4100 Avenue	B	LOT 19-20 BLK 4 HYDE PARK ADDN NO 2	Yes
4102 Avenue	B	LOT 21 * & S 12.5FT OF LOT 22 BLK 4 HYDE PARK ADDN NO 2	No
4104 Avenue	B	LOT 23 * & N 12.5FT OF LOT 22 * & S 12.5FT OF LOT 24 BLK 4 HYDE PARK ADDN NO 2	Yes
4105 Avenue	B	LOT 11-12 BLK 17 HYDE PARK ADDN NO 2	No
4106 Avenue	B	LOT 25 * & N 12.5FT OF LOT 24 * & S 12.5FT OF LOT 26 BLK 4 HYDE PARK ADDN NO 2	Yes
4107 Avenue	B	LOT 9-10 BLK 17 HYDE PARK ADDN NO 2	Yes
4108 Avenue	B	LOT 27-28 * & N 12.5FT OF LOT 26 BLK 4 HYDE PARK ADDN NO 2	Yes
4109 Avenue	B	LOT 7-8 BLK 17 HYDE PARK ADDN NO 2	Yes
4111 Avenue	B	LOT 5-6 BLK 17 HYDE PARK ADDN NO 2	Yes
4112 Avenue	B	LOT 31-32 BLK 4 HYDE PARK ADDN NO 2	Yes
4113 Avenue	B	LOT 3-4 BLK 17 HYDE PARK ADDN NO	No
4115 Avenue	B	LOT 1-2 BLK 17 HYDE PARK ADDN NO 2	Yes
4200 Avenue	B	LOT 17-18 BLK 1 HYDE PARK ADDN NO 2	Yes
4202 Avenue	B	LOT 19-20 BLK 1 HYDE PARK ADDN NO 2	No
4203 Avenue	B	LOT 12-13 BLK 16 HYDE PARK ADDN NO 2	Yes
4204 Avenue	B	LOT 21-22 BLK 1 HYDE PARK ADDN NO 2	Yes
4205 Avenue	B	LOT 10-11 BLK 16 HYDE PARK ADDN NO 2	Yes
4206 Avenue	B	LOT 23-24 BLK 1 HYDE PARK ADDN NO 2	Yes
4208 Avenue	B	LOT 25-26 BLK 1 HYDE PARK ADDN NO 2	Yes
4209 Avenue	B	LOT A * RESUB LTS 6-9 OF RESUB BLK 16 * AMENDED HYDE PARK ADDN NO 2	No
4210 Avenue	B	LOT 27-29 BLK 1 HYDE PARK ADDN NO 2	No
4211 Avenue	B	LOT 4-5 BLK 16 HYDE PARK ADDN NO 2	Yes
4214 Avenue	B	E 80FT OF LOT 30-32 BLK 1 HYDE PARK ADDN NO 2	No
4300 Avenue	B	E 80FT OF LOT 17-19 BLK 11 HYDE PARK ADDN NO 1	Yes
4304 Avenue	B	LOT 20-21 BLK 11 HYDE PARK ADDN NO 1	No
4306 Avenue	B	LOT 22-23 BLK 11 HYDE PARK ADDN NO 1	No
4310 Avenue	B	LOT 24-29 BLK 11 HYDE PARK ADDN NO 1	No
4312 Avenue	B	LOT 30-32 BLK 11 HYDE PARK ADDN NO 1	Yes
4313 Avenue	B	LOT 3-4 BLK 12 HYDE PARK ADDN NO 1	Yes
4315 Avenue	B	LOT 1-2 BLK 12 HYDE PARK ADDN NO 1	No
4400 Avenue	B	LOT 22-27 * & E 62.5FT OF LOT 17-21 BLK 8 HYDE PARK ADDN NO 1	No
4403 Avenue	B	LOT 13 * & N 12.5FT OF LOT 14 BLK 7 HYDE PARK ADDN NO 1	Yes
4405 Avenue	B	LOT 11-12 BLK 7 HYDE PARK ADDN NO 1	Yes
4409 Avenue	B	LOT 8-10 BLK 7 HYDE PARK ADDN NO 1	Yes
4411 Avenue	B	LOT 5-7 BLK 7 HYDE PARK ADDN NO 1	Yes

4415 Avenue	B	LOT 1-4 BLK 7 HYDE PARK ADDN	No
4110 A&B Avenue	B	LOT 29-30 BLK 4 HYDE PARK ADDN NO 2	Yes
4410 -			
4412 Avenue	B	43% OF LOT 30-32 BLK 8 HYDE PARK ADDN NO 1	Yes
3900 Avenue	C	LOT 18-22 BLK 9 HYDE PARK ADDN NO 2	Yes
3901 Avenue	C	LOT 23-24 BLK 9 HYDE PARK ADDN NO 2	No
3902 Avenue	C	LOT 23-24 BLK 9 HYDE PARK ADDN NO 2	Yes
3903 Avenue	C	LOT 13-14 * & N 10FT OF LOT 15 BLK 10 HYDE PARK ADDN NO 2	No
3904 Avenue	C	LOT 25-26 BLK 9 HYDE PARK ADDN NO 2	Yes
3905 Avenue	C	LOT 11-12 BLK 10 HYDE PARK ADDN NO 2	Yes
3907 Avenue	C	LOT 9-10 BLK 10 HYDE PARK ADDN NO 2	Yes
3908 Avenue	C	LOT B BLK 9 * RESUB LTS 27-34 HYDE PARK ADDN NO 2	Yes
3909 Avenue	C	LOT 7-8 BLK 10 HYDE PARK ADDN NO 2	No
3911 Avenue	C	LOT 5-6 BLK 10 HYDE PARK ADDN NO 2	Yes
3912 Avenue	C	LOT A BLK 9 * RESUB LTS 27-34 HYDE PARK ADDN NO 2	No
3913 Avenue	C	LOT 1-2 BLK 10 HYDE PARK ADDN NO 2; LOT 3-4 BLK 10 HYDE PARK ADDN NO 2	Yes
4000 Avenue	C	LOT 17-19 BLK 6 HYDE PARK ADDN NO 2	Yes
4001 Avenue	C	LOT 13-16 BLK 5 HYDE PARK ADDN NO 2	Yes
4002 Avenue	C	LOT 20-21 & S 20FT OF LOT 22 BLK 6 HYDE PARK ADDN NO 2	Yes
4004 Avenue	C	LOT 23 * & N 5FT LOT 22 * & S 23FT LOT 24 BLK 6 HYDE PARK ADDN NO 2	Yes
4005 Avenue	C	LOT 11-12 BLK 5 HYDE PARK ADDN NO 2	Yes
4006 Avenue	C	LOT 25-26 * & N 2FT OF LOT 24 BLK 6 HYDE PARK ADDN NO 2	Yes
4007 Avenue	C	LOT 8-10 BLK 5 HYDE PARK ADDN NO 2	No
4008 Avenue	C	LOT 27-28 BLK 6 HYDE PARK ADDN NO 2	Yes
4009 Avenue	C	LOT 6-7 BLK 5 HYDE PARK ADDN NO 2	Yes
4010 Avenue	C	LOT 29-30 BLK 6 HYDE PARK ADDN NO 2	Yes
4012 Avenue	C	LOT 31-32 BLK 6 HYDE PARK ADDN NO 2	No
4100 Avenue	C	LOT A SHADE TREE ADDN	No
4101 Avenue	C	LOT 15-16 BLK 18 HYDE PARK ADDN NO 2	No
4103 Avenue	C	LOT 13-14 BLK 18 HYDE PARK ADDN NO 2	No
4105 Avenue	C	LOT 11-12 BLK 18 HYDE PARK ADDN NO 2	No
4106 Avenue	C	LOT 24 * & N 10FT OF LOT 23 * & S 21FT OF LOT 25 BLK 17 HYDE PARK ADDN NO 2	Yes
4107 Avenue	C	LOT 9-10 BLK 18 HYDE PARK ADDN NO 2	Yes
4108 Avenue	C	LOT 26-27 * & N 4FT OF LOT 25 BLK 17 HYDE PARK ADDN NO 2	Yes
4109 Avenue	C	LOT 7-8 BLK 18 HYDE PARK ADDN NO 2	Yes
4110 Avenue	C	LOT 28-29 BLK 17 HYDE PARK ADDN NO 2	Yes
4111 Avenue	C	LOT 5-6 BLK 18 HYDE PARK ADDN NO 2	Yes

4113 Avenue	C	LOT 3-4 BLK 18 HYDE PARK ADDN NO 2	Yes
4114 Avenue	C	E 74FT OF LOT 30-32 BLK 17 HYDE PARK ADDN NO 2	Yes
4115 Avenue	C	LOT 1-2 BLK 18 HYDE PARK ADDN NO 2	Yes
4201 Avenue	C	LOT 14-16 BLK 15 HYDE PARK ADDN NO 2	Yes
4202 Avenue	C	LOT 19-20 BLK 16 HYDE PARK ADDN NO 2	Yes
4203 Avenue	C	LOT 12-13 * & S 13FT OF LOT 11 BLK 15 HYDE PARK ADDN NO 2	Yes
4204 Avenue	C	LOT 21-22 BLK 16 HYDE PARK ADDN NO 2	Yes
4205 Avenue	C	LOT 10 * & S 13 FT OF LOT 9 * & N 12FT OF LOT 11 BLK 15 * PLUS VAC ALLEY HYDE PARK ADDN NO 2	Yes
4206 Avenue	C	LOT 23-24 BLK 16 HYDE PARK ADDN NO 2	Yes
4208 Avenue	C	LOT 25-26 BLK 16 HYDE PARK ADDN NO 2	Yes
4209 Avenue	C	LOT 4 BLK 15 * & ADJ 6X120FT BLOOR MRS M W SUBD	Yes
4210 Avenue	C	LOT 27-29 BLK 16 HYDE PARK ADDN NO 2	Yes
4211 Avenue	C	LOT 3 BLK 15 BLOOR MRS M W SUBD	Yes
4213 Avenue	C	LOT 2 BLK 15 BLOOR MRS M W SUBD	Yes
4214 Avenue	C	LOT 30-32 BLK 16 HYDE PARK ADDN NO 2	Yes
4215 Avenue	C	LOT 1 BLK 15 BLOOR MRS M W SUBD	Yes
4300 Avenue	C	LOT 17-18 BLK 12 HYDE PARK ADDN NO 1	Yes
4301 Avenue	C	LOT 13-16 BLK 13 HYDE PARK ADDN NO 1	Yes
4302 Avenue	C	LOT 19-25 * & S 12.5FT OF LOT 26 BLK 12 HYDE PARK ADDN NO 1	No
4303 Avenue	C	LOT 11-12 BLK 13 HYDE PARK ADDN NO 1	Yes
4305 Avenue	C	LOT 9-10 BLK 13 HYDE PARK ADDN NO 1	Yes
4307 Avenue	C	LOT 7-8 BLK 13 HYDE PARK ADDN NO 1	Yes
4311 Avenue	C	LOT 6 * & S 12.5FT OF LOT 5 BLK 13 HYDE PARK ADDN NO 1	Yes
4313 Avenue	C	LOT 4 * & N 12.5FT OF LOT 5 BLK 13 HYDE PARK ADDN NO 1	Yes
4314 Avenue	C	LOT 27-28 * & N 12.5FT OF LOT 26 BLK 12 HYDE PARK ADDN NO 1	Yes
4315 Avenue	C	LOT 1-3 BLK 13 HYDE PARK ADDN NO 1	No
4315 1/2 Avenue	C	LOT 1-3 BLK 13 HYDE PARK ADDN NO 1	Yes
4316 Avenue	C	LOT 29-30 BLK 12 HYDE PARK ADDN NO 1	Yes
4318 Avenue	C	LOT 31-32 BLK 12 HYDE PARK ADDN NO 1	Yes
4400 Avenue	C	LOT 2 MCHONE-HAMM SUBD NO 1	No
4401 Avenue	C	LOT 15-16 BLK 6 HYDE PARK ADDN NO 1	No
4402 Avenue	C	LOT 20 * & N 5FT OF LOT 19 * & S 10 FT OF LOT 21 HYDE PARK ADDN NO 1	Yes
4403 Avenue	C	LOT 13-14 BLK 6 HYDE PARK ADDN NO 1	Yes
4404 Avenue	C	LOT 22 * & N 15FT OF LOT 21 BLK 7 HYDE PARK ADDN NO 1	Yes
4405 Avenue	C	LOT 11-12 BLK 6 HYDE PARK ADDN NO 1	Yes
4406 Avenue	C	LOT 23-25 BLK 7 HYDE PARK ADDN NO 1	No

4407 Avenue	C	LOT 8-10 * & S 15FT OF LOT 7 BLK 6 HYDE PARK ADDN NO 1	Yes
4408 Avenue	C	LOT 26-27 BLK 7 HYDE PARK ADDN NO 1	Yes
4409 Avenue	C	LOT 5-6 & N 10FT OF LOT 7 BLK 6 HYDE PARK ADDN NO 1	Yes
4410 Avenue	C	LOT 28-30 BLK 7 HYDE PARK ADDN NO 1	Yes
		W 75.5FT OF LOT 3 * & S 20FT OF LOT 4 * & N 5FT OF W 75.5FT OF LOT 4 BLK 6 HYDE PARK ADDN NO 1	
4411 Avenue	C		Yes
4412 Avenue	C	E 85.5FT OF LOT 31-32 BLK 7 HYDE PARK ADDN NO 1	Yes
4413 Avenue	C	W 75.5FT OF LOT 1-2 BLK 6 HYDE PARK ADDN NO 1	Yes
3901 Avenue	D	LOT 10-17 BLK 34 HYDE PARK ADDN NO 1	No
3902 Avenue	D	LOT 22-23 BLK 10 HYDE PARK ADDN NO 2	No
3904 Avenue	D	LOT 24-25 BLK 10 HYDE PARK ADDN NO 2	Yes
3906 Avenue	D	LOT 26 * & S 20FT LOT 27 BLK 10 HYDE PARK ADDN NO 2	Yes
3907 Avenue	D	LOT 7-9 BLK 34 HYDE PARK ADDN NO 1	No
3908 Avenue	D	LOT 28-29 * & N 5FT OF LOT 27 BLK 10 HYDE PARK ADDN NO 2	Yes
3909 Avenue	D	LOT 5-6 BLK 34 HYDE PARK ADDN NO 1	No
3911 Avenue	D	LOT 3-4 BLK 34 HYDE PARK ADDN NO 1	Yes
3913 Avenue	D	LOT 1-2 BLK 34 HYDE PARK ADDN NO 1	No
3914 Avenue	D	LOT 30-34 BLK 10 HYDE PARK ADDN NO 2	No
4001 Avenue	D	LOT 15-16 BLK 33 HYDE PARK ADDN NO 1	Yes
4002 Avenue	D	LOT 19-20 BLK 5 HYDE PARK ADDN NO 2	Yes
4003 Avenue	D	LOT 13-14 BLK 33 HYDE PARK ADDN NO 1	No
4004 Avenue	D	LOT 21-22 BLK 5 HYDE PARK ADDN NO 2	Yes
4005 Avenue	D	LOT 11-12 BLK 33 HYDE PARK ADDN NO 1	Yes
4006 Avenue	D	LOT 23-24 BLK 5 HYDE PARK ADDN NO 2	Yes
4007 Avenue	D	LOT 9-10 BLK 33 HYDE PARK ADDN NO 1	No
4008 Avenue	D	LOT 25-26 BLK 5 HYDE PARK ADDN NO 2	No
4009 Avenue	D	LOT 7-8 BLK 33 HYDE PARK ADDN NO 1	Yes
4010 Avenue	D	LOT 27-28 BLK 5 HYDE PARK ADDN NO 2	Yes
4011 Avenue	D	LOT 5-6 BLK 33 HYDE PARK ADDN NO 1	Yes
4012 Avenue	D	LOT 29-30 BLK 5 HYDE PARK ADDN NO 2	No
4013 Avenue	D	LOT 3-4 BLK 33 HYDE PARK ADDN NO 1	Yes
4014 Avenue	D	LOT 31-32 BLK 5 HYDE PARK ADDN NO 2	Yes
4015 Avenue	D	LOT 1-2 BLK 33 HYDE PARK ADDN NO 1	Yes
4100 Avenue	D	LOT 17-19 BLK 18 HYDE PARK ADDN NO 2	No
4102 Avenue	D	LOT 20-22 BLK 18 HYDE PARK ADDN NO 2	Yes
4103 Avenue	D	LOT 11&12 * & S 12.5FT LOT 10 BLK 24 HYDE PARK ADDN NO 1	Yes
4105 Avenue	D	LOT 8&9 * & N 12.5FT LOT 10 BLK 24 HYDE PARK ADDN NO 1	Yes

4106 Avenue	D	LOT 23-24 BLK 18 HYDE PARK ADDN NO 2	Yes
4108 Avenue	D	LOT 25-27 BLK 18 HYDE PARK ADDN NO 2	Yes
4110 Avenue	D	LOT 28-29 BLK 18 HYDE PARK ADDN NO 2	Yes
4111 Avenue	D	LOT 7 * & S 12.5FT LOT 6 BLK 24 HYDE PARK ADDN NO 1	Yes
4112 Avenue	D	LOT 30-32 BLK 18 HYDE PARK ADDN NO 2	No
4113 Avenue	D	LOT 5 * & N 12.5FT LOT 6 BLK 24 HYDE PARK ADDN NO 1	Yes
4113 1/2 Avenue	D	LOT 5 * & N 12.5FT LOT 6 BLK 24 HYDE PARK ADDN NO 1	Yes
4115 Avenue	D	LOT 1-4 BLK 24 HYDE PARK ADDN NO 1	Yes
4200 Avenue	D	LOT 17-19 BLK 15 HYDE PARK ADDN NO 2	No
4201 and			
4201 1/2 Avenue	D	LOT 15&16 BLK 23 HYDE PARK ADDN NO 1	Yes
4203 Avenue	D	LOT 13&14 BLK 23 HYDE PARK ADDN NO 1	Yes
4204 Avenue	D	LOT 20-21 BLK 15 HYDE PARK ADDN NO 2	Yes
4205 Avenue	D	LOT 11&12 BLK 23 HYDE PARK ADDN NO 1	Yes
4206 Avenue	D	LOT 22-24 BLK 15 HYDE PARK ADDN NO 2	Yes
4207 Avenue	D	LOT 9&10 BLK 23 HYDE PARK ADDN NO 1	Yes
4208 Avenue	D	LOT 8 BLOOR MRS M W SUBD	Yes
4209 Avenue	D	LOT 7&8 BLK 23 HYDE PARK ADDN NO 1	Yes
4210 Avenue	D	LOT 7 BLK 15 BLOOR MRS M W SUBD	Yes
4211 Avenue	D	LOT 5&6 BLK 23 HYDE PARK ADDN NO 1	Yes
4212 Avenue	D	LOT 6 BLK 15 BLOOR MRS M W SUBD	Yes
4213 Avenue	D	LOT 3&4 BLK 23 HYDE PARK ADDN NO 1	Yes
4214 Avenue	D	LOT 1&2 BLK 23 HYDE PARK ADDN NO 1	No
4214 1/2 Avenue	D	LOT 5 BLK 15 BLOOR MRS M W SUBD	Yes
4215 Avenue	D	LOT 1&2 BLK 23 HYDE PARK ADDN NO 1	No
4300 Avenue	D	LOT 17-18 & PART OF LOTS 19-22 BLK 13 HYDE PARK ADDN NO 1	Yes
4301 Avenue	D	W 85FT OF LOT 12-16 BLK 14 HYDE PARK ADDN NO 1	Yes
		E 78FT OF LOT 20 * & E 78FT OF N5.4FT OF LOT 19 * & E 78FT OF S 8.55 LOT 21 BLK 13 HYDE PARK ADDN NO 1	Yes
4302 Avenue	D		
4304 Avenue	D	E 78FT LOT 22 * & E 78FT OF N16.45 LOT 21 BLK 13 HYDE PARK ADDN NO 1	Yes
4305 Avenue	D	LOT 10&11 BLK 14 HYDE PARK ADDN NO 1	Yes
4306 Avenue	D	LOT 23-24 * & S 6.25FT LOT 25 BLK 13 HYDE PARK ADDN NO 1	Yes
4307 Avenue	D	LOT 8&9 * & S 10FT LOT 7 BLK 14 HYDE PARK ADDN NO 1	Yes
4308 Avenue	D	LOT 26-27 * & N 18.75FT OF LOT 25 * & S 2.5FT OF LOT 28 BLK 13 HYDE PARK ADDN NO 1	Yes
4309 Avenue	D	LOT 5&6 * & N 15FT LOT 7 BLK 14 HYDE PARK ADDN NO 1	Yes
4310 Avenue	D	LOT 29 * & N 22.5 FT OF LOT 28 * & S 12.5FT OF LOT 30 BLK 13 HYDE PARK ADDN NO 1	Yes
4311 Avenue	D	LOT 3&4 BLK 14 HYDE PARK ADDN NO 1	No

4312 Avenue	D	E 68.5FT OF LOT 31-32 * & E 68.50F N12.5 LOT 30 BLK 13 HYDE PARK ADDN NO 1	Yes
4313 Avenue	D	LOT 1&2 BLK 14 HYDE PARK ADDN NO 1	Yes
4400 Avenue	D	E 82FT OF LOT 17-18 * & E 82FT OF S 9FT LOT 19 BLK 6 HYDE PARK ADDN NO 1	Yes
4401 Avenue	D	LOT 13-16 BLK 5 HYDE PARK ADDN NO 1	Yes
4402 Avenue	D	E 82FT OF LOT 20 * & E 82FT OF N 16FT LOT 19 BLK 6 HYDE PARK ADDN NO 1	Yes
4404 Avenue	D	LOT 21 * & S 13FT OF LOT 22 BLK 6 HYDE PARK ADDN NO 1	No
4405 Avenue	D	LOT 11&12 BLK 5 HYDE PARK ADDN NO 1	Yes
4406 Avenue	D	LOT 23 * & N12 FT OF LOT 22 BLK 6 HYDE PARK ADDN NO 1	Yes
4407 Avenue	D	LOT 9&10 BLK 5 HYDE PARK ADDN NO 1	Yes
4408 Avenue	D	LOT 24-25 BLK 6 HYDE PARK ADDN NO 1	Yes
4409 Avenue	D	LOT 7&8 BLK 5 HYDE PARK ADDN NO 1	Yes
4410 Avenue	D	LOT 26-28 BLK 6 HYDE PARK ADDN NO 1	Yes
4411 Avenue	D	LOT 5&6 BLK 5 HYDE PARK ADDN NO 1	Yes
4412 Avenue	D	LOT 29-30 BLK 6 HYDE PARK ADDN NO 1	Yes
4413 Avenue	D	LOT 3&4 BLK 5 HYDE PARK ADDN NO 1	No
4414 Avenue	D	LOT 31-32 BLK 6 HYDE PARK ADDN NO 1	Yes
4415 Avenue	D	LOT 1&2 BLK 5 HYDE PARK ADDN NO 1	Yes
3800 Avenue	F	LOT 6 SHADOW LAWN	Yes
3801 Avenue	F	S 65FT LOT 19 SHADOW LAWN	Yes
3802 Avenue	F	S 75FT LOT 7 SHADOW LAWN	Yes
3803 Avenue	F	S 48.24FT LOT 18 * & N 11.76FT LOT 19 SHADOW LAWN	No
3804 Avenue	F	N25FT LOT 7 * & S 51.6FT LOT 8 SHADOW LAWN	Yes
3805 Avenue	F	S 8.24 FT LOT 17 * & N 51.76FT LOT 18 SHADOW LAWN	Yes
3808 Avenue	F	N48.4 FT LOT 8 * & S 11.6FT LOT 9 SHADOW LAWN	Yes
3809 Avenue	F	CEN 55FT LOT 17 SHADOW LAWN	Yes
3811 Avenue	F	S 28.24FT LOT 16 * & N 36.76FT LOT 17 SHADOW LAWN	Yes
3813 Avenue	F	N 70.88FT LOT 16 SHADOW LAWN	Yes
3815 Avenue	F	LOT 15B * RESUB OF LOTS 14-15 SHADOW LAWN	Yes
3817 Avenue	F	LOT 15A * RESUB LOT 14-15 SHADOW LAWN	Yes
3819 Avenue	F	LOT 14C * RESUB LOT 14-15 SHADOW LAWN SHADOW LAWN	Yes
3820 Avenue	F	CEN 67FT LOT 9 SHADOW LAWN	Yes
3821 Avenue	F	LOT 14B * RESUB LOT 14-15 SHADOW LAWN SHADOW LAWN	Yes
3823 Avenue	F	LOT 14A * RESUB LOT 14-15 SHADOW LAWN	Yes
3824 Avenue	F	LOT 10 * & N 21.4FT LOT 9 SHADOW LAWN	Yes
3907 Avenue	F	S 60.5FT LOT 13 SHADOW LAWN	No
3909 Avenue	F	N 48FT LOT 13 SHADOW LAWN	Yes
3911 Avenue	F	W 95.5FT LOT 12 SHADOW LAWN	Yes

3913 Avenue	F	W 95.5 FT LOT 11 SHADOW LAWN	Yes
4000 Avenue	F	LOT 17-19 * & S 10 FT LOT 20 BLK 32 HYDE PARK ADDN NO 1	No
4002 1/2 Avenue	F	LOT 21-22 * & N 15 FT LOT 20 BLK 32 HYDE PARK ADDN NO 1	No
4003 Avenue	F	LOT 11-12 BLK 31 HYDE PARK ADDN NO 1	Yes
4005 Avenue	F	LOT 9-10 BLK 31 HYDE PARK ADDN NO 1	Yes
4006 Avenue	F	LOT 23-25 BLK 32 HYDE PARK ADDN NO 1	No
4007 Avenue	F	LOT 7-8 BLK 31 HYDE PARK ADDN NO 1	Yes
4008 Avenue	F	LOT 26-28 BLK 32 HYDE PARK ADDN NO 1	Yes
4009 Avenue	F	LOT 5-6 BLK 31 HYDE PARK ADDN NO 1	Yes
4011 Avenue	F	LOT 4 * & S 9 FT LOT 3 BLK 31 HYDE PARK ADDN NO 1	Yes
4012 Avenue	F	LOT 29-32 BLK 32 HYDE PARK ADDN NO 1	Yes
4013 Avenue	F	LOT 1-2 * & N 16 FT LOT 3 BLK 31 HYDE PARK ADDN NO 1	Yes
4100 Avenue	F	LOT 17-19 BLK 25 HYDE PARK ADDN NO 1	Yes
4101 Avenue	F	LOT 15 & 16 BLK 26 HYDE PARK ADDN NO 1	No
4103 Avenue	F	LOT 13 & 14 BLK 26 HYDE PARK ADDN NO 1	No
4104 Avenue	F	LOT 20-22 BLK 25 HYDE PARK ADDN NO 1	Yes
4105 Avenue	F	LOT 11 & 12 BLK 26 HYDE PARK ADDN NO 1	No
4106 Avenue	F	LOT 23-25 BLK 25 HYDE PARK ADDN NO 1	Yes
4107 Avenue	F	LOT 8-10 BLK 26 HYDE PARK ADDN NO 1	Yes
4108 Avenue	F	LOT 26 & 27 BLK 25 HYDE PARK ADDN NO 1	Yes
4109 Avenue	F	LOT 5-7 BLK 26 HYDE PARK ADDN NO 1	Yes
4110 Avenue	F	LOT 28 & 29 BLK 25 HYDE PARK ADDN NO 1	Yes
4111 Avenue	F	LOT 3 & 4 BLK 26 HYDE PARK ADDN NO 1	Yes
4112 Avenue	F	LOT 30-32 BLK 25 HYDE PARK ADDN NO 1	No
4113 Avenue	F	LOT 1 & 2 BLK 26 HYDE PARK ADDN NO 1	No
4200 Avenue	F	LOT 17-20 BLK 22 HYDE PARK ADDN NO 1	Yes
4201 Avenue	F	LOT 14-16 BLK 21 HYDE PARK ADDN NO 1	Yes
4204 Avenue	F	LOT 21 & 22 BLK 22 HYDE PARK ADDN NO 1	Yes
4205 Avenue	F	LOT 9-13 BLK 21 HYDE PARK ADDN NO 1	Yes
4206 Avenue	F	LOT 23 & 24 BLK 22 HYDE PARK ADDN NO 1	Yes
4208 Avenue	F	LOT 25-27 BLK 22 HYDE PARK ADDN NO 1	Yes
4209 Avenue	F	LOT 7 & 8 BLK 21 HYDE PARK ADDN NO 1	Yes
4210 Avenue	F	LOT 28 & 29 BLK 22 HYDE PARK ADDN NO 1	Yes
4211 Avenue	F	LOT 4-6 BLK 21 HYDE PARK ADDN NO 1	No
4212 Avenue	F	LOT 30-32 BLK 22 HYDE PARK ADDN NO 1	Yes
4213 Avenue	F	LOT 1-3 BLK 21 HYDE PARK ADDN NO 1	Yes
4300 Avenue	F	LOT 17-19 BLK 15 HYDE PARK ADDN NO 1	Yes

4302 Avenue	F	LOT 20&21 BLK 15 HYDE PARK ADDN NO 1	Yes
4303 Avenue	F	W 75 FT LOT 12-16 BLK 16 HYDE PARK ADDN NO 1	Yes
4307 Avenue	F	LOT 9-11 BLK 16 HYDE PARK ADDN NO 1	Yes
4308 Avenue	F	LOT 22-24 BLK 15 HYDE PARK ADDN NO 1	Yes
4309 112 Avenue	F	LOT 5 BLK 16 HYDE PARK ADDN NO 1	No
4309 Avenue	F	LOT 6-8 BLK 16 HYDE PARK ADDN NO 1	Yes
4310 Avenue	F	LOT 25-28 BLK 15 HYDE PARK ADDN NO 1	Yes
4311 Avenue	F	LOT 3&4 BLK 16 HYDE PARK ADDN NO 1	Yes
4312 Avenue	F	LOT 29&30 BLK 15 HYDE PARK ADDN NO 1	Yes
4313 Avenue	F	LOT 1&2 BLK 16 HYDE PARK ADDN NO 1	Yes
4314 Avenue	F	LOT 31&32 BLK 15 HYDE PARK ADDN NO 1	Yes
4400 Avenue	F	LOT 1 BLK A VIEW ON SHIPE PARK THE	No
4402 Avenue	F	LOT 2 BLK A VIEW ON SHIPE PARK THE	No
4404 Avenue	F	LOT 22&23 BLK 4 HYDE PARK ADDN NO 1	No
4406 Avenue	F	LOT 24&25 BLK 4 HYDE PARK ADDN NO 1	Yes
4410 Avenue	F	LOT 26-30 BLK 4 HYDE PARK ADDN NO 1	No
3824 (rear) Avenue	F	LOT 10* & n 21.4FT LOT 9 SHADOW LAWN	Yes
4400 block Avenue	F	Bridge	Yes
3800 Avenue	G	LOT 20 SHADOW LAWN	Yes
3801 Avenue	G	S65.4FT OF LOT 37 SHADOW LAWN	Yes
3802 Avenue	G	S 75FT LOT 21 SHADOW LAWN	Yes
3803 Avenue	G	S50FT OF LOT 36* & N10FT OF LOT 37 SHADOW LAWN	Yes
3804 Avenue	G	Part 1-65% OF N 25FT OF LOT 21* & S 50FT OF LOT 22 SHADOW LAWN; Part 2- 35% OF N 25FT OF LOT 21* & S 50FT OF LOT 22 SHADOW LAWN	Yes
3805 Avenue	G	N50FT OF LOT 36 SHADOW LAWN	Yes
3807 Avenue	G	S50FT OF LOT 35 SHADOW LAWN	Yes
3809 Avenue	G	N50FT OF LOT 35 SHADOW LAWN	Yes
3810 Avenue	G	N 50FT LOT 22* & S 26FT LOT 23 SHADOW LAWN	Yes
3811 Avenue	G	S50FT OF LOT 34 SHADOW LAWN	Yes
3812 Avenue	G	N 74FT LOT 23 SHADOW LAWN	Yes
3814 Avenue	G	LOT 24C* RESUB LOT 24 SHADOW LAWN	No
3815 Avenue	G	N 50 FT OF LOT 34 SHADOW LAWN	Yes
3816 Avenue	G	LOT 24B* RESUB LOT 24 SHADOW LAWN	Yes
3817 Avenue	G	LOT 33 SHADOW LAWN	Yes
3900 Avenue	G	E 122FT OF S 77FT LOT 25 SHADOW LAWN	Yes
3901 Avenue	G	LOT 32* & S25FT OF LOT 31 SHADOW LAWN	No
3903 Avenue	G	LOT 31-A* RESUB OF LOT 30-31 SHADOW LAWN	Yes



3904 Avenue	G	CEN 52 FT LOT 25 SHADOW LAWN	Yes
3905 Avenue	G	LOT 30-A * RESUB OF LOT 30-31 SHADOW LAWN	No
3907 Avenue	G	N50FT OF LOT 30 SHADOW LAWN	No
3908 Avenue	G	N 75FT LOT 25 SHADOW LAWN	No
3909 Avenue	G	LOT 29 SHADOW LAWN	Yes
3910 Avenue	G	S 58FT LOT 26 * & SE 29.5X58 FT OF LOT 12 SHADOW LAWN	Yes
3911 Avenue	G	S50FT OF LOT 28 * & S50FT OF W6.8FT OF LOT 47 SHADOW LAWN	No
3912 Avenue	G	LOT 27 * & N 5.5 FT OF LOT 26 * & 29.5X39.5 FT OF LOT 11-12 * LESS 8.5X66&10X38 LOT 27 SHADOW LAWN	Yes
3913 Avenue	G	N50FT OF LOT 28 * & N50FT OF W6FT OF LOT 47 SHADOW LAWN	No
4000 Avenue	G	LOT 17-22 BLK 31 HYDE PARK ADDN NO 1	Yes
4001 Avenue	G	LOT 14-16 BLK 30 HYDE PARK ADDN	No
4003 Avenue	G	LOT 10-13 BLK 30 HYDE PARK ADDN	Yes
4004 Avenue	G	LOT 17-22 BLK 31 HYDE PARK ADDN NO 1	Yes
4006 Avenue	G	LOT 23-24 BLK 31 HYDE PARK ADDN NO 1	No
4007 Avenue	G	LOT 7-9 BLK 30 HYDE PARK ADDN	Yes
4008 Avenue	G	LOT 25-26 BLK 31 HYDE PARK ADDN NO 1	Yes
4009 Avenue	G	LOT 4-6 BLK 30 HYDE PARK ADDN	Yes
4010 Avenue	G	LOT 27-28 BLK 31 HYDE PARK ADDN NO 1	Yes
4011 Avenue	G	LOT 1-3 BLK 30 HYDE PARK ADDN	No
4012 Avenue	G	LOT 29-30 BLK 31 HYDE PARK ADDN NO 1	Yes
4014 Avenue	G	LOT 31-32 BLK 31 HYDE PARK ADDN NO 1	Yes
4100 Avenue	G	LOT 17-19 BLK 26 HYDE PARK ADDN NO 1	Yes
4101 Avenue	G	LOT 14-16 BLK 27 HYDE PARK ADDN NO 1	No
4102 Avenue	G	LOT 20-22 BLK 26 HYDE PARK ADDN NO 1	No
4103 Avenue	G	LOT 12&13 BLK 27 HYDE PARK ADDN NO 1	Yes
4104 Avenue	G	LOT 23&24 BLK 26 HYDE PARK ADDN NO 1	Yes
4105 1/2 Avenue	G	LOT 7&8 BLK 27 HYDE PARK ADDN NO 1	Yes
4105 Avenue	G	LOT 9-11 BLK 27 HYDE PARK ADDN NO 1	Yes
4106 Avenue	G	LOT 25&26 BLK 26 HYDE PARK ADDN NO 1	Yes
4107 Avenue	G	LOT 5&6 BLK 27 HYDE PARK ADDN NO 1	Yes
4108 Avenue	G	LOT 27-29 BLK 26 HYDE PARK ADDN NO 1	No
4109 Avenue	G	LOT 5&6 BLK 27 HYDE PARK ADDN NO 1; LOT 1-4 BLK 27 HYDE PARK ADDN NO 1	Yes
4110 Avenue	G	LOT 30-32 BLK 26 HYDE PARK ADDN NO 1	Yes
4200 Avenue	G	LOT A & S 9FT OF LOT B HYDE PARK RESUB LOTS 17-24 BLK 21	Yes
4201 Avenue	G	LOT 15&16 BLK 20 HYDE PARK ADDN NO 1	Yes
4203 Avenue	G	LOT 13&14 BLK 20 HYDE PARK ADDN NO 1	Yes

4204 Avenue	G	LOT B * LESS S 9FT HYDE PARK RESUB LOTS 17-24 BLK 21 LOT B * LESS S 9FT HYDE PARK	No
4206 Avenue	G	RESUB LOTS 17-24 BLK 21	Yes
4207 Avenue	G	LOT C HYDE PARK RESUB LOTS 17-24 BLK 21	Yes
4208 Avenue	G	LOT 11&12 BLK 20 HYDE PARK ADDN NO 1	No
4209 Avenue	G	LOT 25&26 BLK 21 HYDE PARK ADDN NO 1	No
4210 Avenue	G	LOT 9&10 BLK 20 HYDE PARK ADDN NO 1	No
4211 Avenue	G	LOT 27&28 BLK 21 HYDE PARK ADDN NO 1	Yes
4213 Avenue	G	LOT 6-8 BLK 20 HYDE PARK ADDN NO 1	No
4214 Avenue	G	LOT 1-5 BLK 20 HYDE PARK ADDN NO 1	Yes
4300 Avenue	G	E 70FT OF LOT 29-32 BLK 21 HYDE PARK ADDN NO 1	No
4301 Avenue	G	E 91.7FT LOT 17-19 BLK 16 HYDE PARK ADDN NO 1	Yes
4303 Avenue	G	W 65FT LOT 15&16 BLK 17 HYDE PARK ADDN NO 1	Yes
4307 Avenue	G	W 65FT LOT 13&14 BLK 17 HYDE PARK ADDN NO 1	No
4308 Avenue	G	LOT 10&11 * & W 65FT OF LOT 12 BLK 17 HYDE PARK ADDN NO 1	Yes
4309 Avenue	G	LOT 22 * N 6FT LOT 21 * & S 12.5FT LOT 23 BLK 16 HYDE PARK ADDN NO 1	Yes
4310 Avenue	G	LOT 8&9 BLK 17 HYDE PARK ADDN NO 1	Yes
4311 Avenue	G	N 12.5FT OF LOT 23 * & LOT 24-26 BLK 16 HYDE PARK ADDN NO 1	Yes
4312 Avenue	G	LOT 6&7 BLK 17 HYDE PARK ADDN NO 1	Yes
4313 Avenue	G	LOT 27 * & S 12.5FT LOT 28 BLK 16 HYDE PARK ADDN NO 1	Yes
4314 Avenue	G	LOT 4-5 BLK 17 HYDE PARK ADDN NO 1	Yes
4315 Avenue	G	LOT 29 & N 12.5FT LOT 28 BLK 16 HYDE PARK ADDN NO 1	Yes
3801 - B Avenue	G	LOT 1-3 BLK 17 HYDE PARK ADDN NO 1	No
3913 rear Avenue	G	S 65.4FT OF LOT 37 SHADOW LAWN	No
4302 -	G	N 50FT OF LOT 28 * & N 50FT OF W 6FT OF LOT 47 SHADOW LAWN	No
4304 Avenue	G	LOT 20 * & S 19FT LOT 21 BLK 16 HYDE PARK ADDN NO 1	Yes
4400 block Avenue	G	Bridge	Yes
4400 block Avenue	G	ALL OF BLK 3 HYDE PARK ADDN NO 1	Yes
3800 Avenue	H	S 50FT OF LOT 38 SHADOW LAWN	Yes
3801 Avenue	H	S 64.35 FT OF LOT 56 SHADOW LAWN	Yes
3802 Avenue	H	N 24.55FT OF LOT 38 * & S 38.50FT OF LOT 39 SHADOW LAWN	No
3803 Avenue	H	S 50FT OF LOT 55 * & N 10 FT OF LOT 56 SHADOW LAWN	Yes
3804 Avenue	H	N 61.50FT OF LOT 39 SHADOW LAWN	Yes
3805 Avenue	H	N 50FT OF LOT 55 SHADOW LAWN	Yes
3807 Avenue	H	S 60FT OF LOT 54 SHADOW LAWN	Yes
3808 Avenue	H	S 70FT OF LOT 40 SHADOW LAWN	Yes
3809 Avenue	H	S 20FT OF LOT 53 * & N 40FT OF LOT 54 SHADOW LAWN	Yes

3810 Avenue	H	N30FT OF LOT 40 * & S40FT OF LOT 41 SHADOW LAWN	Yes
3811 Avenue	H	CEN 60FT OF LOT 53 SHADOW LAWN	Yes
3813 Avenue	H	S45FT OF LOT 52 * & N20FT OF LOT 53 SHADOW LAWN	Yes
3814 Avenue	H	S55FT OF N60FT OF LOT 41 SHADOW LAWN	No
3815 Avenue	H	NPT OF LOT 52 SHADOW LAWN	Yes
3816 Avenue	H	LOT 42 * & N5FT OF LOT 41 SHADOW LAWN	Yes
3900 Avenue	H	LOT 43 SHADOW LAWN	Yes
3904 Avenue	H	S50FT OF LOT 44 SHADOW LAWN	Yes
3906 Avenue	H	N50FT OF LOT 44 SHADOW LAWN	Yes
3908 Avenue	H	S50FT OF LOT 45 SHADOW LAWN	Yes
3910 Avenue	H	N50FT OF LOT 45 SHADOW LAWN	No
3912 Avenue	H	90% OF S50FT OF LOT 46 SHADOW LAWN, 10% OF S50FT OF LOT 46 SHADOW LAWN	Yes
3914 Avenue	H	N50FT OF LOT 46 SHADOW LAWN	Yes
3916 Avenue	H	E124.6FT AV OF LOT 47 SHADOW LAWN	No
4001 Avenue	H	LOT 14-16 BLK 29 HYDE PARK ADDN	No
4002 Avenue	H	LOT 17-21 BLK 30 HYDE PARK ADDN	Yes
4003 Avenue	H	LOT 12-13 BLK 29 HYDE PARK ADDN	No
4004 Avenue	H	LOT 22-24 BLK 30 HYDE PARK ADDN	Yes
4005 Avenue	H	LOT 9-11 BLK 29 HYDE PARK ADDN	Yes
4008 Avenue	H	LOT 25-26 * & S10FT OF LOT 27 BLK 30 HYDE PARK ADDN	Yes
4009 Avenue	H	LOT 4 ALTENHEIM ADDN	No
4010 Avenue	H	LOT 28-29 * & N15FT OF LOT 27 BLK 30 HYDE PARK ADDN	Yes
4014 Avenue	H	LOT 30-32 BLK 30 HYDE PARK ADDN	Yes
4015 Avenue	H	LOT 3 ALTENHEIM ADDN	No
4017 Avenue	H	LOT 1&2 ALTENHEIM ADDN	No
4100 Avenue	H	LOT 17&18 BLK 27 HYDE PARK ADDN NO 1	No
4101 1/2 Avenue	H	LOT 13-14 BLK 28 HYDE PARK ADDN NO 1	No
4101 Avenue	H	LOT 15&16 BLK 28 HYDE PARK ADDN NO 1	Yes
4102 Avenue	H	1/2 INTEREST IN LOT 19&20 * & E 13.83FT OF LOT 21 BLK 27 HYDE PARK ADDN NO 1, 1/2 INTEREST IN LOT 19&20 * & E 13.83FT OF LOT 21 BLK 27 HYDE PARK ADDN NO 1	No
4103 Avenue	H	LOT 12 * & S12.5FT OF LOT 11 BLK 28 HYDE PARK ADDN NO 1	Yes
4104 Avenue	H	LOT 22 * N 11.17FT LOT 21 * & S 13.8FT OF LOT 23 BLK 27 HYDE PARK ADDN	No
4105 Avenue	H	LOT 10 * & N12.5FT OF LOT 11 BLK 28 HYDE PARK ADDN NO 1	No
4107 Avenue	H	LOT 7-9 BLK 28 HYDE PARK ADDN NO 1	Yes
4108 Avenue	H	LOT 24-28 * & N 11.17FT OF LOT 23 BLK 27 HYDE PARK ADDN NO 1	Yes
4109 Avenue	H	LOT 5-6 BLK 28 HYDE PARK ADDN NO 1	Yes
4111 Avenue	H	LOT 3-4 BLK 28 HYDE PARK ADDN NO 1	Yes

4112 Avenue	H	LOT 29&30 BLK 27 HYDE PARK ADDN NO 1	Yes
4114 Avenue	H	LOT 31&32 BLK 27 HYDE PARK ADDN NO 1	No
4115 Avenue	H	LOT 1&2 BLK 28 HYDE PARK ADDN NO 1	Yes
4200 Avenue	H	OT 17-19 BLK 20 HYDE PARK ADDN NO 1	Yes
4201 Avenue	H	LOT 14-16 BLK 19 HYDE PARK ADDN NO 1	Yes
4203 Avenue	H	LOT 12-13 BLK 19 HYDE PARK ADDN NO 1	Yes
4204 Avenue	H	LOT 20-22 BLK 20 HYDE PARK ADDN NO 1	Yes
4205 Avenue	H	LOT 10-11 BLK 19 HYDE PARK ADDN NO 1	Yes
4206 Avenue	H	LOT 23-25 BLK 20 HYDE PARK ADDN NO 1	Yes
4207 Avenue	H	LOT 8-9 BLK 19 HYDE PARK ADDN NO 1	Yes
4208 Avenue	H	LOT 26 * & S 16.5FT LOT 27 BLK 20 HYDE PARK ADDN NO 1	Yes
4209 Avenue	H	LOT 5-7 BLK 19 HYDE PARK ADDN NO 1	Yes
4213 Avenue	H	LOT 3-4 BLK 19 HYDE PARK ADDN NO 1	Yes
4215 Avenue	H	LOT 1-2 BLK 19 HYDE PARK ADDN NO 1	Yes
4304 Avenue	H	LOT 21&22 BLK 17 HYDE PARK ADDN NO 1	No
4308 Avenue	H	LOT 23-26 BLK 17 HYDE PARK ADDN NO 1	Yes
4309 Avenue	H	LOT 6-7 BLK 18 DIV 1 HYDE PARK ADDN NO 1	Yes
4310 Avenue	H	LOT 27&28 BLK 17 HYDE PARK ADDN NO 1	Yes
4311 Avenue	H	LOT 4-5 * & S12.5FT OF LOT 3 BLK 18	No
4312 Avenue	H	LOT 29&30 BLK 17 HYDE PARK ADDN NO 1	No
4314 Avenue	H	LOT 31&32 BLK 17 HYDE PARK ADDN NO 1	No
4315 Avenue	H	LOT 1-2 * & N12.5FT OF LOT 3 BLK 18 HYDE PARK ADDN NO 1	Yes
4401 Avenue	H	LOT 13-16 & S10.7FT OF LOT 12 BLK 1 HYDE PARK ADDN NO 1 PLUS 26X111.4 GRAY T	Yes
4405 Avenue	H	LOT 7-11 & N14.3FT OF LOT 12 HYDE PARK ADDN NO 1 PLUS PT ADJ VAC ALLEY	Yes
3916 rear Avenue	H	E124.6FT AV OF LOT 47 SHADOW LAWN	No
4210 A&B;		UNT D 43RD AT AVENUE H CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA, UNT C	
4212 A&B Avenue	H	AVENUE H CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA, UNT A 43RD AT	
4305-4307 Avenue	H	H CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA, UNT B 43RD AT AVENUE	No
3800 Duval	St.	LOT 8-10 BLK 18 HYDE PARK ADDN NO 1	Yes
3802 Duval	St.	LOT 57 SHADOW LAWN	Yes
3804 Duval	St.	S56.7FT OF LOT 58 SHADOW LAWN	Yes
3810 Duval	St.	N43.3FT OF LOT 58 * & S36.7FT OF LOT 59 SHADOW LAWN	Yes
3812 Duval	St.	N63.36FT OF LOT 59 * & S16.64FT OF LOT 60 SHADOW LAWN	Yes
3816 Duval	St.	CEN52.99FT OF LOT 60 SHADOW LAWN	Yes
3818 Duval	St.	N50FT OF S69.6FT OF LOT 61 SHADOW LAWN	No
		N30.4FT OF LOT 60 * & S19.6FT OF LOT 61 SHADOW LAWN	No

4000 Duval	St.	63X139 FT ABS 310 SUR 10 GRAY T	Yes
4002 Duval	St.	62.5X137 FT OF ABS 310 SUR 10 GRAY T	Yes
4004 Duval	St.	75X135.85 FT OF ABS 310 SUR 10 GRAY T	No
4006 Duval	St.	44X135 FT OF ABS 310 SUR 10 GRAY T	Yes
4008 Duval	St.	44X135 FT OF ABS 310 SUR 10 GRAY T	Yes
4012 Duval	St.	UNT A BLD 1 DUVAL COURT CITY HOMES CONDOMINIUMS AMENDED PLUS 25% INT IN COM AREA; UNT B BLD 1 DUVAL COURT CITY HOMES CONDOMINIUMS AMENDED PLUS 25% INT IN COM AREA	No
4014 Duval	St.	UNT A BLD 2 DUVAL COURT CITY HOMES CONDOMINIUMS AMENDED PLUS 25% INT IN COM AREA; UNT B BLD 2 DUVAL COURT CITY HOMES CONDOMINIUMS AMENDED PLUS 25% INT IN COM AREA	No
4016 Duval	St.	60X130 FT OF ABS 310 SUR 10 GRAY T	Yes
4100 Duval	St.	LOT 14-16 BLK A STATESMAN ADDN	No
4104 Duval	St.	LOT 11-13 BLK A STATESMAN ADDN	No
4106 Duval	St.	LOT 8-10 BLK A STATESMAN ADDN	Yes
4110 Duval	St.	LOT 5-7 BLK A STATESMAN ADDN	Yes
4112 Duval	St.	LOT 1-4 BLK A STATESMAN ADDN	Yes
4200 Duval	St.	LOT 15-16 BLK B STATESMAN ADDN	Yes
4202 Duval	St.	LOT 12-14 BLK B STATESMAN ADDN	No
4204 Duval	St.	LOT 10-11 BLK B STATESMAN ADDN	No
4206 Duval	St.	LOT 7-9 BLK B STATESMAN ADDN	No
4222 Duval	St.	PERSONAL PROPERTY COMMERCIAL DOLCE VITA GELATO & ESPRESSO BAR PERSONAL PROPERTY COMMERCIAL BLOSSOM SKIN CARE /PERSONAL PROPERTY COMMERCIAL GAITANS BARBER SHOP PERSONAL PROPERTY COMMERCIAL JULIOS CAFE	Yes
4224 Duval	St.	PERSONAL PROPERTY COMMERCIAL BARBER SHOP	Yes
4230 Duval	St.	PERSONAL PROPERTY COMMERCIAL JULIOS CAFE	No
4302 Duval	St.	ABS 310 SUR 10 GRAY T ACR. 143	Yes
4306 Duval	St.	ABS 310 SUR 10 GRAY T ACR. 143	Yes
4312 Duval	St.	ABS 310 SUR 10 GRAY T 100 X 125 FT	No
4314 Duval	St.	ABS 310 SUR 10 GRAY T 50 X 125 FT	Yes
4400 Duval	St.	LOT 1 BLK 1 MOORE ALBERT R SUBD	Yes
4406 Duval	St.	LOT 4 BLK 1 MOORE ALBERT R SUBD	No
3820 A&B Duval	St.	LOT 62 * & N15.2 FT OF LOT 61 SHADOW LAWN	Yes
3820 C&D Duval	St.	LOT 62 * & N15.2 FT OF LOT 61 SHADOW LAWN	Yes
4400 block Duval	St.	Bridge	Yes
4402 A&B Duval	St.	LOT 2 BLK 1 MOORE ALBERT R SUBD	Yes
4408 - Duval	St.	LOT 5 BLK 1 MOORE ALBERT R SUBD	Yes

4308 Duval.	St.	ABS 310 SUR 10 GRAY T ACR. 143	Yes
4404 Duval.	St.	LOT 3 BLK 1 MOORE ALBERT R SUBD	Yes
4316 Duval St.		ABS 310 SUR 10 GRAY T 60 X 125FT	Yes
3800 Speedway		LOT 1 *LESS S 15FT LOT 78 DIV D OAKLAND SQUARE	Yes
3801 Speedway		S 61.92 FT OF LOT 5 SHADOW LAWN	Yes
3802 Speedway		LOT 2 *LESS SW 17X24FT LOT 78 DIV D OAKLAND SQUARE	No
3803 Speedway		S 44FT OF LOT 4 * & N 16FT OF LOT 5 SHADOW LAWN	Yes
3804 Speedway		LOT 3 LOT 78 DIV D OAKLAND SQUARE	No
3805 Speedway		N 56FT OF LOT 4 SHADOW LAWN	No
3806 Speedway		LOT 4 LOT 78 DIV D OAKLAND SQUARE	No
3807 Speedway		S 57FT LOT 3 SHADOW LAWN	No
3809 Speedway		S 14FT OF LOT 2 * & N 43FT OF LOT 3 SHADOW LAWN	No
3810 Speedway		LOT 5 LOT 78 DIV D OAKLAND SQUARE	Yes
3811 Speedway		CEN 57FT LOT 2 SHADOW LAWN	No
3813 Speedway		S 33.5FT OF LOT 1 * & N 29FT LOT 2 SHADOW LAWN	No
3815 Speedway		N 75FT LOT 1 SHADOW LAWN	No
4000 Speedway		LOT 17-23 BLK 33 HYDE PARK ADDN NO 1	Yes
4001 Speedway		LOT 9-16 BLK 32 HYDE PARK ADDN NO 1	Yes
4006 Speedway		LOT 24-26 BLK 33 HYDE PARK ADDN NO 1	Yes
4007 Speedway		LOT 7-8 BLK 32 HYDE PARK ADDN NO 1	Yes
4008 Speedway		LOT 27-30 BLK 33 HYDE PARK ADDN NO A	Yes
4009 Speedway		LOT 5-6 BLK 32 HYDE PARK ADDN NO 1	No
4010 Speedway		LOT 27-30 BLK 33 HYDE PARK ADDN NO 1	Yes
4012 Speedway		LOT 31-32 BLK 33 HYDE PARK ADDN NO 1	Yes
4015 Speedway		FOUR THOUSAND FIFTEEN SPEEDWAY CONDOMINIUMS AMENDED	No
4100 Speedway		LOT 17-19 BLK 24 HYDE PARK ADDN NO 1	No
4101 and			
4101 1/2	Speedway	LOT 15&16 BLK 25 HYDE PARK ADDN NO 1	Yes
4103 S Speedway		LOT 13&14 BLK 25 HYDE PARK ADDN NO 1	No
4104 Speedway		LOT 20-22 BLK 24 HYDE PARK ADDN NO 1	No
4105 S Speedway		LOT 11&12 BLK 25 HYDE PARK ADDN NO 1	No
4107 Speedway		LOT 9&10 BLK 25 HYDE PARK ADDN NO 1	Yes
4108 Speedway		73% OF LOT 23-25 BLK 24 HYDE PARK ADDN NO 1, 27% OF LOT 23-25 BLK 24 HYDE PARK ADDN NO 1	Yes
4109 Speedway		LOT 7&8 BLK 25 HYDE PARK ADDN NO 1	Yes
4110 Speedway		LOT 26-28 BLK 24 HYDE PARK ADDN NO 1	Yes
4111 Speedway		UNT 1-4 BLD A SPEEDWAY CONDOMINIUMS PLUS 25.0% INT IN COMMON AREA.	No

4112	Speedway	LOT 29-32 BLK 24 HYDE PARK ADDN NO 1	Yes
4113	Speedway	LOT 3&4 BLK 25 HYDE PARK ADDN NO 1	Yes
4115	Speedway	LOT 1&2 BLK 25 HYDE PARK ADDN NO 1	Yes
4200	Speedway	UNT 101 BLD A PECAN PARK CONDOMINIUMS PLUS 11.298% INTEREST IN COMMON AREA X 10	No
4201	Speedway	CONDOS: % ROX COVER, 3402 SHOUTHILL CIR, AUSTIN, TX 78703	No
4203	Speedway	LOT 1&16 BLK 22 HYDE PARK ADDN NO 1	No
4204	Speedway	LOT 13&14 BLK 22 HYDE PARK ADDN NO 1	Yes
4205	Speedway	LOT 21&22 BLK 23 HYDE PARK ADDN NO 1	No
4206	Speedway	LOT 7-12 BLK 22 HYDE PARK ADDN NO 1	No
4208	Speedway	LOT 23&24 BLK 23 HYDE PARK ADDN NO 1	No
4209	Speedway	LOT 25&26 BLK 23 HYDE PARK ADDN NO 1	Yes
4210	Speedway	LOT 4-6 * & S 5FT LOT 3 BLK 22 HYDE PARK ADDN NO 1	No
4212	Speedway	LOT 27&28 BLK 23 HYDE PARK ADDN NO 1	Yes
4213	Speedway	LOT 29&30 BLK 23 HYDE PARK ADDN NO 1	No
4214	Speedway	LOT 1&2 * & N 20FT LOT 3 BLK 22 HYDE PARK ADDN NO 1	Yes
4300	Speedway	LOT 31&32 BLK 23 HYDE PARK ADDN NO 1	No
4301	Speedway	LOT 17-26 BLK 14 LOT 7-11 BLK 15 HYDE PARK ADDN NO 1	No
4303	Speedway	LOT 14-16 BLK 15 HYDE PARK ADDN NO 1	Yes
4309	Speedway	LOT 12&13 BLK 15 HYDE PARK ADDN NO 1	Yes
4311	Speedway	LOT 5&6 BLK 15 HYDE PARK ADDN NO 1	Yes
4313	Speedway	LOT 3&4 BLK 15 HYDE PARK ADDN NO 1	Yes
4400	Speedway	LOT 1&2 BLK 15 HYDE PARK ADDN NO 1	Yes
4401	Speedway	LOT 17&18 BLK 5 HYDE PARK ADDN NO 1	Yes
4402	Speedway	BLD A-BLDG D NORTH FORK CONDOMINIUMS PLUS 2.5% INT IN COMMON AREA	No
4404	Speedway	LOT 19 * & S 17.2FT LOT 20 BLK 5 HYDE PARK ADDN NO 1	Yes
4406	Speedway	LOT 21 * N 7.8FT LOT 20 * & S 8.3FT LOT 22 BLK 5 HYDE PARK ADDN NO 1	Yes
4408	Speedway	N 16.7FT LOT 22 * & S 24.3FT LOT 23 BLK 5 HYDE PARK ADDN NO 1	Yes
4409	Speedway	LOT 24 * N .7FT LOT 23 * & S 15.3FT LOT 25 BLK 5 HYDE PARK ADDN NO 1	Yes
4410	Speedway	UNT 101 NORTH FORK II CONDOMINIUMS AMENDED PLUS 24.5% INT IN COMMON AREA (for each)	No
4413	Speedway	LOT 26 N 9.7 FT LOT 25 * & S 8.2 FT LOT 27 BLK 5 HYDE PARK ADDN NO 1	Yes
4414	Speedway	LOT 1-6* LESS E PORTION OF LOT 1-3 BLK 4 HYDE PARK	No
4416	Speedway	LOT 30 * & N 23.5FT LOT 29 BLK 5 HYDE PARK ADDN NO 1	Yes
4308-4312	Speedway	LOT 31 & 32 BLK 5 HYDE PARK ADDN NO 1	Yes
4412 A&B	Speedway	LOT 27-32 BLK 14 HYDE PARK ADDN NO 1	No
		LOT 28 * N 16.8FT LOT 27 * & S 2.5FT LOT 29 BLK 5 HYDE PARK ADDN NO 1	Yes

Speedway  
(Moonlight  
4000 block tower)

Yes



# **The Hyde Park Preservation Plan: Overview**

## **1. The Need for a Preservation Plan**

Hyde Park has one of the largest concentrations of historic homes in the City of Austin. Its proximity to downtown and the University of Texas, along with an increasing interest in redeveloping downtown Austin, has resulted in tremendous development pressure on the neighborhood.

Local Historic District designation is intended to protect and enhance existing historic resources. By establishing local historic district zoning, the City of Austin provides a mechanism to ensure that architectural changes within the local historic district are compatible with the historic character of the district. Buildings within these districts may not have sufficient historical or architectural significance on their own to be designated as Austin Historic Landmarks, but they have significance as part of their neighborhood fabric.

## **2. The Overall Purpose of the Hyde Park Preservation Plan**

Because of the innate historical and architectural value of Hyde Park as a neighborhood, the primary emphasis for the Hyde Park Local Historic District will be *preservation*. In so far as possible, the existing form, integrity, and materials of a historic property or a contributing structure will be maintained.

*Restoration*, as defined by the Secretary of the Interior Standards, is acceptable when the original appearance can be verified through photographic or other evidence.

Currently, a few historical and contributing structures originally intended as residences are being used for other purposes. As long as "those portions or features which convey its historical, cultural, or architectural values" are preserved, such compatible reuse or *rehabilitation* is also acceptable.

Hyde Park also recognizes that change is inevitable. Changes in lifestyle between 1891 and the present require different uses of space. Additions, secondary dwelling units, and new residences or commercial structures will be built.

Consequently, the aspects of the Hyde Park Preservation Plan and Design Standards that address new construction aim for appropriateness of construction, determined by compatibility of two types:

1. **Compatibility with neighborhood architectural patterns.** Despite the diversity of housing types in Hyde Park, most residential structures in the neighborhood share architectural patterns, including but not limited to an entrance in the front of the house, a front porch, a pathway from the sidewalk to the front entrance, and windows that are taller than they are wide. For a full list of Hyde Park neighborhood patterns, see *Hyde Park Neighborhood Plan* (City of Austin Ordinance No. 000413-63, August 13, 2000).
2. **Compatibility with the immediately surrounding structures.** New buildings should be reviewed in the context of their surroundings. For example, no addition to a house should cause it to be incompatible in size or form with its neighboring houses, and no new structure should be incompatible in size or form with its neighboring structures.

Designation of the Hyde Park Local Historic District does not require property owners to make changes to their properties, such as returning buildings to their historic appearance. Additionally, the review of construction projects within the district that results from district designation is limited to those projects that affect the exterior of the building and its site; interior remodeling projects do not require review and approval.

## **3. The Specific Goals of the Hyde Park Preservation Plan**

The goals of the Hyde Park Local Historic District Preservation Plan are as follows:

- Preserve the historic fabric of Hyde Park.

- Prevent the demolition of contributing buildings in the neighborhood.
- Encourage the rehabilitation, maintenance, and retention of historic structures.
- Ensure that alterations to existing buildings are compatible with the historic character of the structure and the district.
- Assist property owners and designers in developing plans for historic properties and encourage the compatibility of new structures in the historic district.
- Encourage sustainable design and building practices in the neighborhood.

This document is a tool for the following interested parties:

- Property owners, tenants, contractors, design professionals, realtors or anyone else planning new construction or a change to the exterior or site of a building within the district.
- The Historic Landmark Commission, in its evaluation of whether to grant a Certificate of Appropriateness for any project covered by these Standards.

## **The Parts of the Hyde Park Preservation Plan**

### **1. Adherence to Design Standards**

Documents and City Code sections governing buildings within the Hyde Park Local Historic District include the following:

- A. The Neighborhood Conservation Combining District (NCCD)
- B. The Secretary of the Interior's Standards for the Treatment of Historic Properties
- C. The Hyde Park Local Historic District Design Standards
- D. Previous Agreements about Specific Properties in the District

#### **A. The Neighborhood Conservation Combining District**

The City of Austin Neighborhood Conservation Combining District (NCCD) (Ordinance No. 020131-20) already regulates the modification and construction of buildings and other structures in Hyde Park. It also provides for standards that affect fences, driveways, accessory buildings, garages, maximum building coverage, maximum impervious cover, maximum height, setbacks, and building facades, among other things. In no case shall the standards established by the NCCD be invalidated by any additional standards; they may, however, be narrowed by additional standards in order to ensure compatibility with the historic patterns of the Hyde Park neighborhood, an issue which is not addressed by the NCCD.

#### **B. The Secretary of the Interior's Standards for the Treatment of Historic Properties**

This Preservation Plan adopts *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (by Kay D. Weeks and Anne E. Grimmer, 1995, U.S. Department of the Interior). This document provides detailed descriptions and instructions for preservation, rehabilitation, restoration, and reconstruction of historic structures.

Basic standards for rehabilitation were developed in 1976 and are as follows:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Deteriorated historic features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Chemical or physical treatments such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For the complete document, readers are referred to [www.nps.gov/history/hps/tps/standguide](http://www.nps.gov/history/hps/tps/standguide).

### **C. Hyde Park Local Historic District Design Standards**

The Design Standards itemized in this document (beginning on page 11) are in addition to those of the NCCD and the Secretary of the Interior's Standards. The Hyde Park Local Historic District Design Standards provide a guide for decision-making for changes in the exterior appearance of buildings and sites within the Hyde Park Local Historic District.

### **D. Previous Agreements about Specific Properties in the District**

- For specific properties where zoning was carefully crafted and agreed to between the neighborhood and property owners, specifically Part 5 (Hyde Park Civic District), and specific properties noted at 4307 Speedway contained in Ordinance NO: 020131-20, as well as the zoning for 511 W. 41st per Ordinance 20088065-062, the neighborhood and property owners strongly urge the Historic Landmark Commission to respect those agreements in their determination of a Certificate of Appropriateness.
- For the property located at 4300 Speedway, no shed roofs shall be permitted. Otherwise, the standards established for that property by Ordinance No. 0201131-20, which created the Hyde Park Neighborhood Conservation Combining District, together with the commercial design standards for development along urban roadways as set forth in Subchapter E of Chapter 25-2 of the City Code, shall fully constitute the applicable design standards for 4300 Speedway. Those collective standards for 4300 Speedway are incorporated in this preservation plan by reference. Applications for exterior changes, including those for demolition, relocation, and building permits, shall be reviewed by the historic preservation officer and the Historic Landmark Commission under the City Code's guidelines for review in a National Register Historic District. This provision shall govern over anything else in this preservation plan.

## **2. Educational Efforts**

The Hyde Park neighborhood, primarily through the agency of the Hyde Park Neighborhood Association, conducts a variety of educational efforts:

- Articles in the monthly neighborhood newsletter, the *Pecan Press*
- Presentations at the monthly neighborhood association meetings
- Special meetings when required
- A yearly homes tour designed to exhibit historic and contributing houses, accompanied by a booklet that describes the history of the houses
- A website that includes historical information about the neighborhood and links to relevant preservation and design resources

Hyde Park intends to continue these educational efforts in order to raise the level of knowledge and awareness about the historic significance of the neighborhood among both Hyde Park residents and the larger city of Austin. It also intends to post this preservation plan and design standards document on its website, as an educational measure.

## **3. Regulation Procedure Overview**

Every application for a building permit for a new structure, an addition to an existing structure, or the replacement of doors, windows, and roofing materials within a Local Historic District must be routed through the Historic Preservation Office and, if necessary, the Historic Landmark Commission for a review for appropriateness. Only after a Certificate of Appropriateness is issued can a building or demolition permit be issued.

### **A. Review by the Development Review Committee**

The HPNA Development Review Committee will work with developers and home owners to resolve all questions of proposed development in advance of permitting and construction.

### **B. Requirement of a Certificate of Appropriateness**

Most construction activity that affects the exterior or site of a building within the Hyde Park Local Historic District must be approved by the Historic Landmark Commission with a Certificate of Appropriateness before a building permit is issued by the City of Austin. A Certificate of Appropriateness is not required for remodeling of the interior of the building or for routine maintenance. The City of Austin Historic Preservation Office will review applications for projects that involve the replacement of doors, windows, and roofing materials to determine if a Certificate of Appropriateness issued by the Historic Landmark Commission is necessary.

Applying the Design Standards in this document and the requirement of City Code, the Historic Landmark Commission will review all applications regarding contributing and new structures for the following:

- Exterior changes to existing buildings and sites, including but not limited to the construction of additions, the installation of new windows, doors, or roofs, and the modification of porches.
- New construction.
- Proposed demolition of existing buildings.
- Relocation of existing buildings into or out of the Hyde Park Local Historic District.

The Historic Preservation Office performs a preliminary review of the application. The Historic Landmark Commission can grant the Certificate, require modification to the plans, or deny the Certificate. Denials can be appealed to the appropriate land use commission and after that to City Council. The Historic Preservation Office will not release a demolition or relocation permit for an existing primary structure within the district until the Historic Landmark Commission has granted a Certificate of Appropriateness for the replacement building. The Historic Preservation Office has the authority to approve minor projects without requiring a full review by the Historic Landmark Commission.

## **4. Periodic Review**

This Preservation Plan is not intended to be static. It is subject to periodic review.

## **Design Standards**

Text in *italics* describes characteristics of existing structures in Hyde Park.

### **1. General Standards**

#### ***1.1: Prevention of Demolition***

Demolition of any contributing structure, is strongly discouraged under all circumstances. No person shall demolish a contributing structure or any exterior part of any contributing structure within the local historic district without prior approval by the Historic Landmark Commission with a Certificate of Appropriateness. Demolition permits on primary structures within the district will not be released until the Historic Landmark Commission has granted a Certificate of Appropriateness for the replacement structure.

In no case shall the maximization of energy efficiency be used as a reason to demolish a historic or contributing structure, or to change a structure in such a way that its historic features are compromised to the extent that the building can no longer maintain its historic appearance and/or be considered contributing to the historic character of the district. Hyde Park recognizes that the greenest house is one which has not been torn down and taken to the landfill.

#### ***1.2: Retention of Historic Style***

Respect the historic style of existing structures and retain their historic features, including character-defining elements and building scale. Avoid alterations to the existing fabric of historic buildings.

#### ***1.3: Avoidance of False Historicism***

Avoid alterations that have no historic basis and that seek to create the appearance of a different architectural period. For example, do not add Victorian trim to a 1920s bungalow or bungalow details to a 1950s ranch-style house or cottage.

#### ***1.4: Sequence of Appropriate Treatment Options for Contributing or Potentially Contributing Structures***

Repair rather than replace deteriorated historic features and architectural elements. If an existing architectural feature cannot be readily repaired, the replacement shall match the historic feature in size, scale, and materials. When the original materials of a structure are deteriorated beyond the point of repair, substitute identical recycled historic materials in its place. Reconstruct or rebuild missing architectural features with photographic or physical evidence as your guide. Use new materials that duplicate the form and material of the original materials (based upon photographic or other evidence) as a last resort.

#### ***1.5: Energy Efficiency***

*Recommendation:* Construction of any new structures or alterations of existing structures shall be done in such a way as to maximize energy efficiency.

## **2. Residential Standards: Single Family and Contributing Multifamily Preservation and Restoration**

### ***2.1: Front of Houses***

*Houses in Hyde Park uniformly face the street, generally with a visible front door and with windows facing the street.*

Retain the original front facade of a house in terms of door and window placement, and exterior wall materials. No changes shall be made that compromise the status of the house as a contributing resource in the Hyde Park Local Historic District. Repair damaged or deteriorated exterior wall materials to the greatest extent possible.

Doorways on the primary facade are considered an important architectural feature. Do not enlarge, alter, or relocate doorways. Retain original entry doors. In cases where replacement of an entry door is the only option, choose a door that is close to the original door in design and materials, based on other historic houses of similar age and style in the neighborhood. Retain the glazing (window or glass) in its original configuration on doors that contain glass.

Rainwater collection systems that are visible from the public street must use traditional materials such as metal and wood; use of PVC containers or piping is not permitted within the public view.

## **2.2: Windows**

*Original fenestration is character-defining for a building. In Hyde Park, most old windows are old-growth pine or cypress and are 50 to 100 years old. Original steel-casement and other types of windows are also still extant in Hyde Park. With proper restoration, these units will likely outlast many modern products.*

Maintain, repair, and restore, if necessary, the original placement, style, design, materials, and glass of windows and screens. Energy efficiency of original windows can be improved by using methods that do not damage historic sashes, glass or frames to weatherstrip, insulate weight pockets, add insulated glass (and necessary additional balancing weights) or add clear interior film or any combination of these approaches. Do not use tinted glass or tinted film if it is not original to the house.

## **2.3: Porches**

*Front porches are an integral part of the character of homes in Hyde Park. Consider the architectural style of the house if making decisions about changes to the front porch.*

Maintain original front and street-side porches. Do not enclose open front and street-side porches. Other porches, including second floor front porches, may have screening over the original openings.

## **2.4: Lighting**

*Exterior lighting has traditionally been located on the ceilings of porches (thus minimizing light pollution and emphasizing the entry) or on the wall adjacent to the entry.*

Retain the original location and fixture style of exterior lighting. If replacement of the original fixture is necessary, choose a fixture compatible with the historic character of the house. Avoid gas lights or other large fixtures such as lanterns which have no historic basis in the district.

## **2.5: Roofs**

*The most common roof forms in Hyde Park are hipped, gabled, and combinations of hipped and gabled roofs. Roofs are generally more complex for Queen Anne styles and simpler for the bungalows and other twentieth century buildings. Roofs often included dormers. There are examples in Hyde Park of flat roofs, but those are not typical of the roofs of the primary structures for contributing residences in the neighborhood. Traditional roof materials were wood shingles for main roofs and corrugated metal for outbuildings. There are also examples in Hyde Park of metal shingles. Occasional nineteenth century residences had metals roofs, but during the twentieth century, metal roofs were not considered appropriate for residences. Wood shingles were replaced by composition shingles in the early- to mid-twentieth century. Metal roofs returned in popularity as an energy saving approach in the last 20 years of the twentieth century.*

Retain the original roof pitches and profiles on the building. Avoid changes to roofs on the front of the building. Avoid adding to the eave height of original roofs, especially at the front of the structure. Retain historic dormers. In replacing roof materials, consider first the use of the original material, then the use a product that resembles the original material, such as a fiberglass or other energy-efficient shingle. Metal roofs are also acceptable. Do not use shaped, scalloped or diamond shingles unless they were original to the building. Preserve original gable/attic vents and roof brackets.

Photovoltaic and solar thermal installations on existing contributing buildings must be designed to be in scale with the existing structure's roofline, and must not damage historical architectural features or materials. These roof systems must be on the same plane as the roof. The colors of the panels must be compatible with surrounding roof materials.

*Recommendation:* Consider replacing any original dormers that can be documented when roof work is done.

#### **2.6: Chimneys**

Maintain existing chimneys. If an existing chimney must be rebuilt, use original or identical replacement materials. In no case may a wood-framed chimney with wood-siding finish be added to the historic part of a contributing structure.

#### **2.7: Garages**

*Garages have traditionally been located to the rear of the lot and separate structures. They are constructed in a simple but complementary design to the main building.*

Retain the original materials and roof pitch of a detached garage. Maintain the historic siding of the garage. The addition of second floor space requires new structural work. In that event, retain salvaged historic siding for reuse on the new structure. If that is not possible, refer to section 1.4 for the sequence of appropriate treatments. Refer to New Construction for standards.

*Recommendation:* New doors to garages should be of a style appropriate to the age and architecture of the garage.

### **3. Residential Standards: Single Family and Multifamily New Construction**

#### **3.1: Houses**

*Local Historic District designation does not prevent change, but instead provides design parameters that work with the special character of the district. Hyde Park recognizes that any new residential structure should reflect its time; consequently, contemporary design for new residential construction is appropriate, as long as it fits the architectural patterns of the neighborhood and its immediately surrounding structures. Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns.*

Use massing, scale, and architectural elements typical of the contributing buildings on the block when designing a new building. The geometry of new house construction shall be in a scale with contributing buildings on the same block. When applying for the courtesy review by the Hyde Park Design Review Committee or the Historic Preservation Office and Historic Landmark Commission, be sure to include photographs of all existing adjacent buildings and any other buildings on the block which have inspired design choices for the new construction.

Design fenestration to be similar to the character of fenestration in contributing structures on the block. Use windows without false divided lites.

A half-story approach for second story space is more prevalent in Hyde Park than full second stories and maintains a scale in character with existing houses; consider a half story design for second floor space for new houses. Locate new dormers and gables on the sides and rear of the structure.

Front porches on new construction are not necessary, but if present, they must be at least 7 feet deep.

Raise porch and first floor levels for new houses to a height comparable to existing houses with pier and beam construction, even if new construction is on a slab.

*Recommendation:* Minimize light pollution with the location and style of exterior lighting.

Use roof forms traditionally used on contributing Hyde Park houses, such as hipped, gabled, or a combination of hipped and gabled. Use a simple roof form whenever possible to be more compatible with the simple forms of bungalows and other twentieth-century structures. Shed roofs are appropriate on attached porches but not main structures.

Locate the entrance to the building on the front, facing the street. If it is necessary to add a doorway on a secondary facade, it shall be of a size and shape that does not detract from the original fenestration pattern of the house.

Use wood siding, cementitious siding, brick, or stone exterior materials that are complementary with those of nearby contributing structures.

### **3.2: Additions**

*Items of most concern are finished floor height, floor-to-floor heights, roof heights and pitches, fenestration pattern, porch size and location, setbacks, and an overall scale that reflects neighborhood patterns.*

Construct additions so as to require the removal or modification of a minimum of historic fabric. Do not construct additions which will require the removal of any portion of the front facade.

Design additions to existing residential buildings to reflect the form and style of the existing house. Design an addition to be subordinate to the original house in terms of size, scale, and massing.

Locate new additions and alterations to the rear or rear side of the building so that they will be less visible from the street. Extend the existing roof line in the rear of the house to accommodate an addition wherever possible. Make the pitch and height of the roof of the addition compatible to that of the existing house. Make windows visible from the street on any addition compatible with those on the existing house in terms of sash configuration, proportion, spacing and placement. Use exterior siding materials on the addition which match or are compatible with that of the existing house.

Construct one-story additions to one-story houses when possible, unless constrained by impervious cover restrictions or protected trees. Design additions to have the same floor-to-ceiling height as the existing house. Locate second story additions at least 15' back from the front house wall. Design additions so that they do not overwhelm the original building. In no case transform a one-story house to a full two-story house.

*Recommendation:* Wherever possible, build additions in existing attic space without raising the roof height. Consider the construction of attic dormers opening to the side or rear of the house to open underused attic space. Design side wall heights on second floor additions to be in scale and proportion to the original house.

*Recommendation:* Where attic heights are adequate to support second floor living space, dormers or rear additions that do not exceed the original roof ridge height are preferable, as are side walls that maintain the same proportions.

*Recommendation:* Do not locate windows so as to invade the privacy of neighboring properties.

### **3.3: Chimneys**

Do not locate a new chimney on the front facade. Construct chimneys of brick or stone. Do not use wood siding on a chimney. Do not use a wood-framed chimney on the historic portion of an existing contributing building.

### **3.4: Garages**

Construct new garages to be detached and located to the rear of the lot. Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the front facade of a building.

### **3.5: Garage Apartments/Secondary Units**

*The traditional pattern in Hyde Park for secondary units is that they face the street and they share access to parking with the primary unit except in the case of corner lots, when some secondary units face the side street and access parking from the side street.*

As specified in the NCCD, garage apartments and secondary units are allowed only on lots equal to or greater than 7000 square feet in size. Design new secondary units to respect the traditional patterns of Hyde Park.

Garage apartments generally require construction of a new garage. Make new garage doors of a style appropriate to the age and architecture of the primary structure. Use single doors or a double door no wider than required for garage access. Use materials and fenestration complementary to the primary structure.



Locate the front door and windows to face the street. Design secondary units and garage apartments to complement the form, integrity, massing, materials, scale, character elements, and fenestration patterns of the primary unit.

Historic and contributing garages and carriage houses shall retain their historic appearances as garages or carriage houses when apartments are added to them.

### **3.6: Driveways**

*A single lane driveway, entered from the front of the lot and located to the side of a house, is character-defining for Hyde Park. They are constructed of gravel or runners. Parking has traditionally been located to the side or rear of the house.*

Locate driveways from the front lot line along the side of the house. The NCCD specifies acceptable materials for driveways. Locate parking as required in the NCCD. Do not design or construct a circular drive in front of the house.

### **3.7: Fences**

Fences shall adhere to the regulations set forth in the Hyde Park Neighborhood Conservation Combining District (Ordinance No. 020131-20). Design fences at a height and with materials that are compatible with the architectural character of the structure.

## **4. Commercial Property Standards**

*Commercial development in Hyde Park consists of a mixture of historic, contributing, potentially contributing and noncontributing structures. Historic and contributing commercial structures in Hyde Park share certain architectural patterns: they are one-story rectangular buildings with flat roofs and entryways consisting of double doors. At least one commercial structure, the Avenue B Grocery, has existed and served the neighborhood since 1906 and is recognized as one of the landmarks of Hyde Park.*

New commercial buildings in Hyde Park shall adhere to the historic patterns of Hyde Park commercial structures. Use rectangular masonry designs with double door entries covered by an awning and appropriate fenestration. Refer to Subchapter E of the Austin Land Development Code for appropriate street frontage design.

## **5. Multi-family Property Standards**

*There are few multi-family structures in Hyde Park that date from a period of significance in the history of Hyde Park; the exceptions are covered by Residential Standards: Single Family and Contributing Multifamily. The majority of multi-family structures, in fact, are at variance with the architectural patterns of residential structures in Hyde Park. No emphasis is put on the preservation or restoration of those multi-family structures that have no historic significance and are at variance with Hyde Park architectural structures.*

## **6. Public Space Standards**

*Hyde Park public space consists of streets, sidewalks, bridges, park space, public buildings, and alleys. School buildings are a significant historical feature of Hyde Park.*

Maintain the width, materials, and historic location of sidewalks, retaining walls, and bridges. Maintain the historic facades of public buildings and park structures. Maintain the alleyways with traditional gravel surfaces, except where traffic levels or terrain require pavement.

Preserve and maintain contributing civic structures in compliance with the Secretary of the Interior's Standards.